

Stone village house recently renovated with garden, close to the well known Gorges de l'Auvezère.



## INFORMATION

|             |              |
|-------------|--------------|
| Town:       | Saint-Mesmin |
| Department: | Dordogne     |
| Bed:        | 2            |
| Bath:       | 1            |
| Floor:      | 90 m2        |
| Plot Size:  | 620 m2       |



## IN BRIEF

Situated in the heart of the charming little village St Mesmin, an extremely quiet village not far from the Gorges de L'Auvezère and hiking tracks.

Payzac is only 8km away and the town of St Yrieix La Perche only 24km.

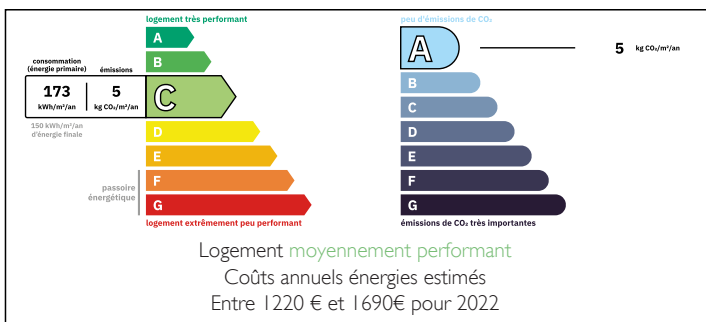
The house is liveable straight away offering a great potential to add extra rooms/space thanks to its large loft area with windows already installed.

The house would be ideal as a family home or as a holiday home.

Wood pellett burner, double glazing and individual septic tank.

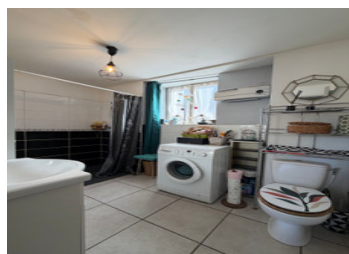
Outside you will find a courtyard with a shed and private garden.

## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

The house is composed of a living area with kitchen and lounge with wood pellett burner. Storage space, shower room with WC. Bedroom.

First floor: large bedroom with access to the loft area (convertible) with windows. Cellar in the basement.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES