

Beautifully and tastefully renovated 2 bed village centre house; attached barn; large garden; near amenities.



INFORMATION

Town:	Varaignes
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	82 m2
Plot Size:	1075 m2



IN BRIEF

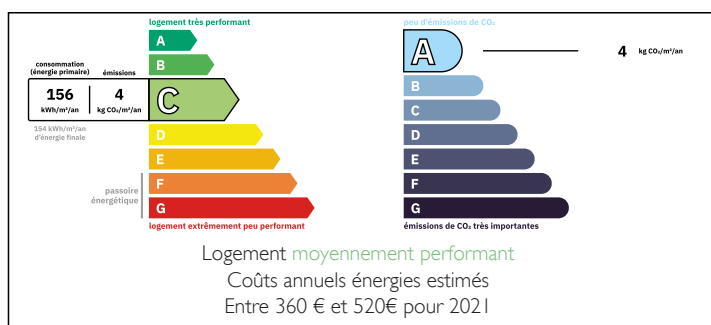
Village centre property located in a historic village in the picturesque Perigord Vert.

Comprises a fully renovated 2 bed house, courtyard, attached barn, smaller outbuildings, and attached and non-attached gardens. Total plots size including buildings footprint is 1075m².

The house, tastefully renovated with character features and modern conveniences, offers 82m² habitable space over two levels that includes a salon, a fully fitted kitchen, two bedrooms and a shower room with lavatory.

Full double glazing and insulation contribute to its enviably good energy efficiency rating. A reversible air-source heat pump has been recently added and there is a mains drains connection.

ENERGY - DPE



A bakery, cafe associatif, and local auberge are all

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.



LOCAL TAXES

Taxe foncière: 790 EUR

NOTES

DESCRIPTION

A lovely property located in a quiet street just a minutes walk from the centre of the historic village of Varaignes in the Perigord Vert.

Comprises a semi-detached house of 82m² habitable space, private courtyard, adjoining barn of 50m² floor space, two smaller outbuildings, and attached and non-attached gardens.

Entering the house takes you into an entrance hallway (6.5m²) with small cloak cupboard on your right. A wooden staircase in front of you leads to the first floor while another one leads down to an old vaulted cave under the house.

A doorway on the left leads to a living room (18.5m²) with wooden floorboards and a wood burner. The hallway is semi open-plan with the fully fitted kitchen/diner (17.5m²) on the right with access to the rear terrace (88m²) and the attached barn..

Upstairs are two bedrooms (17m² & 13.5m²) and a shower room (5m²) with washbasin and lavatory. The master bedroom has a large walk-in wardrobe while the second bedroom offers plenty of cupboard space.

The interior has been tastefully renovated and offers a very comfortable and cosy living space.

All windows and glazed doors are double glazed and the house is connected to mains drains. Heating is via the wood burner in the living room and a recently installed reversible air source heat pump central heating system. Hot water is by an electric hot water tank. The roofs are planned to be completely redone in November.

The gardens are a good...