

Beautiful character property in 5 bedrooms, garage and a garden in the center of Augignac !

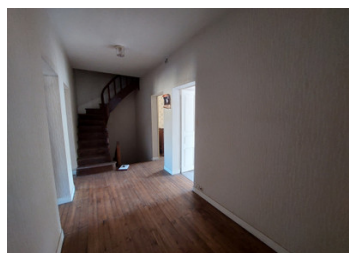


INFORMATION

Town:	Augignac
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	100 m2
Plot Size:	526 m2

IN BRIEF

Two houses in one ! Lovely village house ideal for a main residence, holiday home or an investment property thanks to it's 5 bedrooms, two kitchens, a lovely garden just a few steps away, a courtyard, garage and a big attic !



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

This lovely property consists of :

Ground floor :

- Kitchen with fire place (26m²)
- Hallway with wooden stairs (7m²) leading onto a bathroom (3m²)
- Workshop (18m²) with an access on a courtyard

1st floor :

- 5 bedrooms with parquet floors (10m² - 12m² - 12m² - 12m² - 14m²)
- Bathroom with bidet (10m²)
- Kitchen / Living room (12m²)

Possibility to create deux houses :

* Main house with access through the main entrance, kitchen, 3 bedrooms upstairs and possibility to make more with the attic.

* Second house with a separate access through the garage, kitchen/living room upstairs and two bedrooms.

Attic separated in two big rooms (60m² et 40m²)
Garage (41m²)

Garden just a few steps away from the house down a private lane (348m²) with an outbuilding (5m²).

Roof in very good condition.

Single glazed

Mains drains

No central heating

You are within walking distance of the village centre with a fabulous bakers. The house is only 4km from the popular market village of Piégut-Pluviers and the swimming lake at Saint-Estèphe is only 3km away. A great location here in the Perigord Vert.

NOTES