

Detached 3 bedroom country home with barns, well, large garden and nice views.

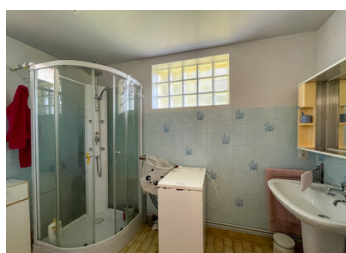


INFORMATION

Town:	Dournazac
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	4991 m2

IN BRIEF

Discover the allure of countryside living with this character detached 3-bedroom house, complemented by barns, a well, and a generous garden spread across 4991m2. Embrace a lifestyle full of possibilities, as this property offers ample space for your imagination to roam. The package includes a habitable 90m2 house (heated by mobile electric radiators), an attached 61m2 barn, a 43m2 old house for renovation, a separate 130m2 barn, and a functional well. Fiber-optics internet is available.



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 habitable house of 90m² proposes on the ground floor a 21m² living room with open fireplace, a 15.5m² bedroom, an 8.5m² kitchen, a 5.5m² bathroom and a separate toilet. The staircase in the living room leads to the top floor where we find two bedrooms of 15.7m² and 17.8m².

The attached 61m² barn, along with the 43m² old house, received a new roof just 7 years ago. This presents an incredible opportunity for transformation, with the potential to convert both spaces into one or two houses. As a bonus, a freestanding barn measuring 130m² awaits your vision.

Outside, the garden showcases mostly lawn dotted with mature trees and bushes. The functioning well can be utilized for irrigation purposes or simply as a charming feature.

You are a 6 minute drive from the town of Châlus where there are shops, pharmacy, banks, vet, bars, restaurants, DIY shops and a large modern supermarket. There is also a weekly market with local produce. The historic town centre is well preserved and includes the ruins of two medieval castles.

The property is a 31 minute drive from the town of Saint-Yrieix-la-Perche where you will find a wide range of shops, supermarkets, restaurants, hospital etc.

Limoges airport is a 34 minute drive away and has regular flights to Paris, Morocco, Lyon, Stansted London, East Midlands, Manchester, Bristol, Southampton and Leeds.

The property is situated in the Périgord-Limousin Regional National Park, which has many sites of tourist interest and beautiful countryside.

Information...

LOCAL TAXES

Taxe foncière: 406 EUR

NOTES