

## UNDER OFFER - Charming 3 bed detached stone house with balcony to enjoy beautiful open views



## INFORMATION

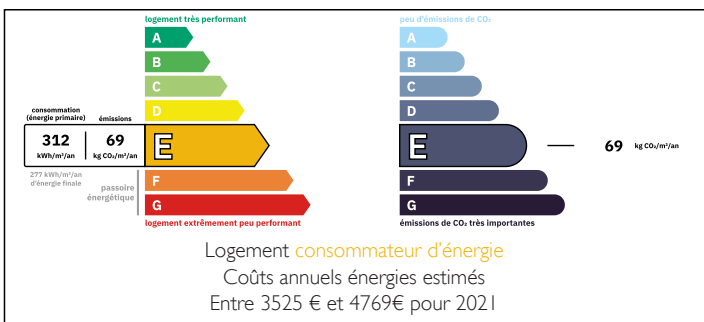
Town:	Dournazac
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	570 m2



## IN BRIEF

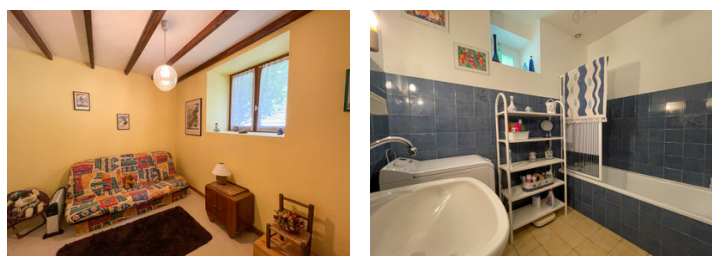
UNDER OFFER - This turn key detached house offers 100m2 of living space all on the same level and consists of a modern kitchen, living room with balcony and dining area, 3 bedrooms, a bathroom and separate toilet on 570m2 of easy-to-maintain garden. A garage, a workshop and a storage room are located on the garden level and cover the entire surface area of the house. There is gas central heating (tank) and the roof is in good condition. The windows are double-glazed except for one which is single-glazed. The environment is a balanced combination of envying calm while not feeling isolated.

## ENERGY - DPE



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.



## DESCRIPTION

The house is ready to move into and offers:

- living room and dining area of 28.2m<sup>2</sup> with 3m<sup>2</sup> balcony overlooking the countryside
- Kitchen and hall of 16.4m<sup>2</sup>
- 3 bedrooms of 19, 15 and 9m<sup>2</sup>
- Bathroom of 4.5m<sup>2</sup>
- Separate toilet
- Hall of 6m<sup>2</sup>

There is gas central heating (tank), double glazing with one exception and the roof is in good condition. There is a septic tank.

The 570m<sup>2</sup> garden is easy to maintain. The entire surface area of the house has space on the ground floor that could be used as a garage, workshop or storage area.

You'll find yourself just an 8-minute drive from the town of Cussac, offering various amenities such as a supermarket, bakery, restaurant, and more. Châlus, a mere 12-minute drive away, presents an array of shops, a college, pharmacy, banks, vet, bars, restaurants, DIY shops and a large modern supermarket. There is also a weekly market with local produce. Discover the rich history with preserved medieval castles in the area.

The property is a 31 minute drive from the town of Aix sur Vienne where you will find a wide range of shops, supermarkets, restaurants, hospital, etc.

Limoges airport is 38 minutes' 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.

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Information about risks to which this property is

## LOCAL TAXES

Taxe foncière: 433 EUR

Taxe habitation: EUR

## NOTES