

Offer Accepted

EXCLUSIVE



INFORMATION

Town:	Dournazac
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	121 m2
Plot Size:	4892 m2

IN BRIEF

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This lovely stone house, which is a great renovation opportunity, is set back from the road on a private drive, giving it the privacy and seclusion which is so frequently sought after. On the ground floor the large kitchen has an adjoining utility/boot room with its own side entrance which leads out to a small raised garden area. A downstairs shower room leads off the boot room. Across the main corridor is a large lounge. The central wooden staircase leads to two generous double bedrooms on the first floor, each with ample space to install ensuite facilities. Continue up to the second floor to a large landing space leading to a bathroom and a children's bedroom. A barn adjoins the house and gives access to the cellar under the house and offers plenty of storage. Opposite...

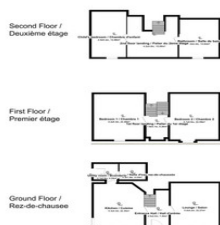


ENERGY - DPE

DPE not required.

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

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As one approaches the property on the private driveway, the main house and attached barn are located on the left, with the second barn on the right. Climb the steps to the central front door and enter the main central corridor. The property features wooden floors and traditional single glazed windows throughout. Although radiators fed by a new gas central heating boiler are present, the interred gas tank has been removed.

MAIN HOUSE:

KITCHEN (5m x 4m : 20 m²)

This spacious kitchen has space for a dining table and six chairs. A chimney breast houses a wood-fired range-style stove (condition TBC). A door leads through to a utility/boot room which has an exterior door out to a small raised garden beyond. Beyond the utility/boot room is a washroom with toilet, sink, and shower enclosure.

UTILITY / BOOT ROOM 2,1m x 1,9m : 4m²)

WASHROOM (1,9m x 2,2m²)

LOUNGE (4m x 5,1m : 20,2m²)

Across the corridor from the kitchen is the lounge. A large window looking out to the front of the house bathes the room in natural light. A fireplace sits centrally on the wall opposite the window. The fireplace requires renovation before use.

A wooden staircase leads from the central downstairs corridor to the bright, spacious first-floor landing with a large window looking out to the front of the house. Two bedrooms are accessed from the landing. The staircase continues up a second floor.

BEDROOM 1 (4m x 5m : 20m²)

Sitting above the kitchen, this large bedroom has a...

LOCAL TAXES

Taxe foncière: **683 EUR**

Taxe habitation: **EUR**

NOTES