

UNDER OFFER Hamlet house with second small house, pool, land and a lake



INFORMATION

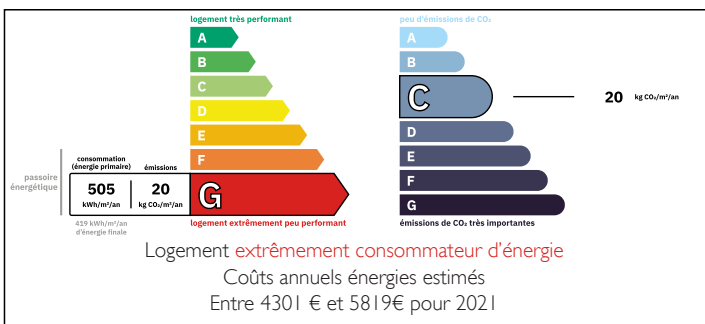
Town:	Dournazac
Department:	Haute-Vienne
Bed:	5
Bath:	3
Floor:	150 m ²
Plot Size:	25216 m ²



IN BRIEF

UNDER OFFER An excellent opportunity to purchase a main house, gîte, in ground pool, lake and woodland. Situated at the end of a small hamlet close to the village of Dournazac in the Périgord-Limousin National Park.

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 main house consists of an open plan kitchen / dining room (28.6m²) with insert log burner and a further room (11m²) on the ground floor that could be used as a second sitting room. The stairs lead to a large landing with bathroom (3.3m²) and two bedrooms (13m² and 13m²). The attic has been converted into a master bedroom (16m²) with ensuite bathroom (3.9m²). Attached to the house is an old bread oven and a barn (80m²). There is also a cellar under the house. The house benefits from double glazing and oil / wood fired central heating.

At the rear of the house there is a second small house that could serve as a gite for an income. This house consists of a kitchen/ dining room (16.4m²) with insert log burner, a bathroom (2.5m²), a bedroom or sitting room (10m²) on the ground floor and a further bedroom (13.6m²) on the first floor. This house benefits from double glazing and electric radiators.

Outside there is a great terrace for outside dining, a large fenced garden of around an acre and a half with an in ground swimming pool. There is a pool house and two further outbuildings for storage.

The lake of just under one acre is a short walk away and is surrounded by woodland.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES