

Detached and beautifully renovated five bedroomed house, garden with annexe.



INFORMATION

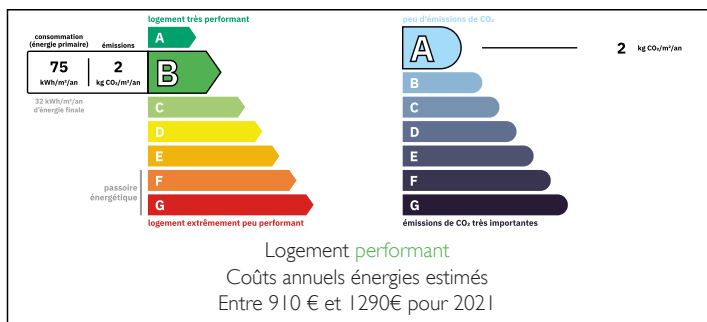
Town:	Varaignes
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	155 m2
Plot Size:	1655 m2



IN BRIEF

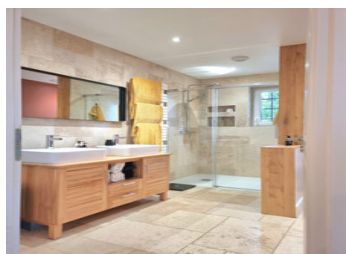
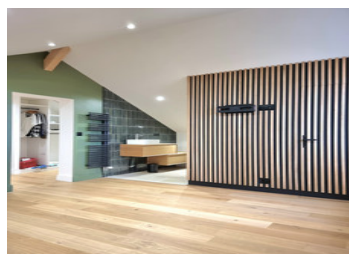
Detached, renovated house (151m² but 175m² of usable space including the eaves) with outbuilding (20m²) at the bottom of the garden which would make a home office/ small rental appartement or a useful workshop. Quiet location with open views across rolling countryside this property is found at the end of a cul-de sac. The living space is bright and airy with two sets of french doors on to the south east facing terrace.

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

Renovation of the ground floor from 2018 to 2019. Upstairs renovation from 2018 to 2024. Complete insulation, electricity, plumbing, air/water heat pump heating, thermodynamic water tank, double glazing, all carried out with quality materials. Drainage system up to 2024 standards.

The house is composed as follows:

GROUND FLOOR

- entrance / corridor 6m²
- living room: fitted kitchen, dining room, lounge 37m²
- shower room with toilet 8.7m²
- 3 bedrooms 11m², 10m² and 12m²
- laundry room 7.5m²

FIRST FLOOR

- landing / office 25m²
- bathroom with toilet 7m²
- bedroom 9m²
- master suite with 2 dressing rooms, shower room and separate toilet. 30m²

+ 20 m² outbuilding at the bottom of the garden

LOCAL TAXES

Taxe foncière: 1 600 EUR

Taxe habitation: EUR

NOTES

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