

OFFER ACCEPTED. Beautifully renovated 2 bed house with large garden; village centre location.



## INFORMATION

Town:	Varaignes
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	95 m2
Plot Size:	458 m2



## IN BRIEF

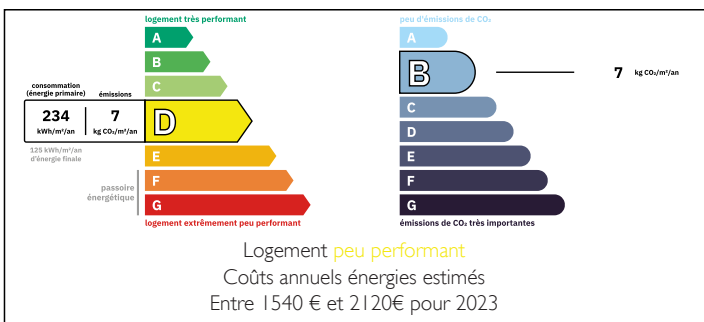
A beautifully renovated 2 bed semi-detached house (95m<sup>2</sup>) near the centre of the village of Varaignes in the picturesque Périgord Vert.

The house comprises spacious kitchen, dining room and salon on the ground floor with two bedrooms and bathroom with lavatory on the first floor.

An attached south-west facing enclosed garden (385m<sup>2</sup>) is at the rear of the house and has a covered terrace and small outbuilding. There is also a tiled terrace at the end of the garden with tool shed.

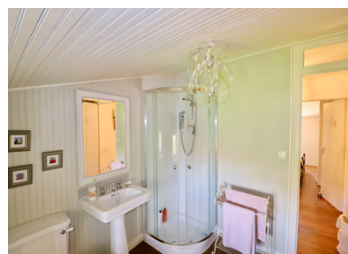
The house is in good condition and was renovated by the current owners between 2008-2010. There are no structural issues or leaks and the house is ready to move into right away. It is being sold fully furnished.

## 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

A lovely property comprising two bedroom semi-detached house of 95m<sup>2</sup> habitable space with attached enclosed garden of 385m<sup>2</sup> and a couple of small outbuildings.

The house has been fully renovated by the current owners to create a very comfortable house that is being made available fully furnished. Renovated during 2008-2010, work completed includes updated electrics and plumbing, a new roof with insulation and waterproofing as well as renovation of the old garage to create a dining room. The house is in good structural condition and ready to move into. A copy of the full diagnostics is available upon request.

Comprises a fully equipped kitchen (10.5m<sup>2</sup>), dining room (13.5m<sup>2</sup>) and salon/living room with wood burner (23.5m<sup>2</sup>). French windows from the salon open on to a covered terrace and garden beyond. A wooden staircase leads to the first floor and corridor (5.5m<sup>2</sup>) leading to the bathroom (6.4m<sup>2</sup>) with shower, washbasin and lavatory, and two bedrooms (11.5m<sup>2</sup> & 28.5m<sup>2</sup>).

Heating is by a wood burner and electric radiators. A number of windows and skylights are double glazed, floors and ceilings have been insulated and the house is connected to mains drains.

The garden at the rear of the house is fully enclosed and private. A covered pebble terrace with seating area is nearest the house and there is a small outbuilding attached to the house (former outdoor WC). At the end of the garden is another pebble and tiled terrace with a hot tub (available at extra...

## LOCAL TAXES

Taxe foncière: **693 EUR**

Taxe habitation: **EUR**

## NOTES