

Charming 7-bed Perigourdine-style house near Augignac; large attached garden; in excellent condition.



INFORMATION

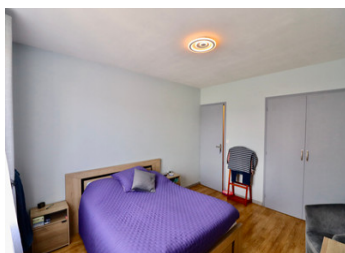
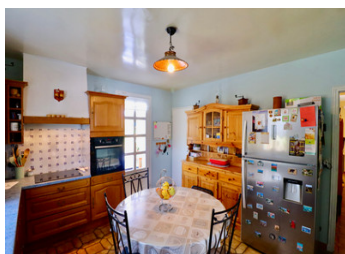
Town:	Augignac
Department:	Dordogne
Bed:	7
Bath:	2
Floor:	226 m2
Plot Size:	4207 m2

IN BRIEF

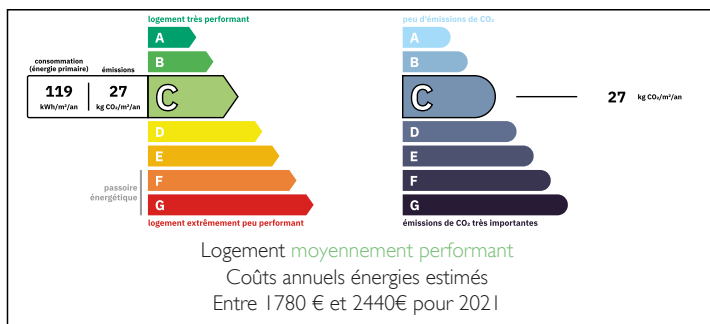
Great property comprising a lovely 1980's built sous-sol style house and attached garden of over 4000m².

The house, ready to move into, has 226m² habitable space over three levels and includes a kitchen, large living/dining room with wood burner, 7 bedrooms and 2 bathrooms. Also includes an integrated garage and utility/ store rooms on the lower ground floor level. The interior has been completely renovated, there are no structural issues, and the roof was done in 2024. There is oil-fired central heating & triple-glazed windows. Outside is an attached garden of 4200m², mostly lawn with a few trees.

Located on the outskirts of the village of Augignac in the Perigord Vert, there is good access to local attractions and amenities. The leisure lake at St Estephe is only 2km while the nearby towns of Piegut Pluviers (4km) and...

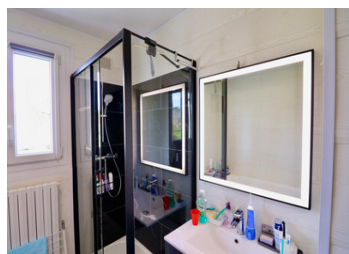


ENERGY - DPE



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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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

A lovely property located near the village of Augignac in the picturesque Perigord Vert area of the Dordogne. It has been well maintained by its current owner and comprises a seven-bedroom sous-sol type house, finished in the Perigourdine style, and an attached garden of 4200m².

The house, built in the 1980s, has had its interior recently updated to create a more modern feel. It has a generous 226 m² of habitable space over three levels and is ready to move into. It would be ideal as a large family house or even as a holiday home for a larger family or multiple families holidaying together.

Entering the ground floor via a covered outside glass veranda (12m²) takes you into the fully equipped kitchen (17m²), which then leads on to the living/ dining room (38m²) as well as a hallway that connects all ground floor rooms. The living/ dining room has an insert wood burner and enjoys access to a large south-facing balcony with views over the garden.

Also on the ground floor are two bedrooms (11m² & 13 m²), a bureau/study (14m²) that could be used as a bedroom, a bathroom with shower, bath, and washbasins, and a separate lavatory. All the rooms have large windows with shutters, and there is plenty of cupboard space throughout.

A hidden staircase from the kitchen takes you to the first floor and 117m² of floor space that has been used to create another couple of living rooms...