

2-bedroom, 90 m Village House with Small Garden in the Heart of Dournazac

EXCLUSIVE



INFORMATION

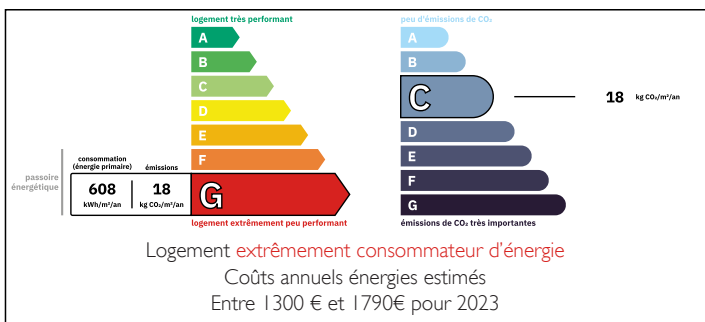
Town:	Dournazac
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	90 m ²
Plot Size:	420 m ²

IN BRIEF

This two-level semi-detached house offers 90 m² of living space on a 420 m² plot. The ground floor features an entrance hall, a kitchen, a living room with wood-burning stove, a shower room with toilet, and two bedrooms—one of which provides access to the garden level. On this lower level, the former barn has been converted into a second living area with kitchen, and bathroom with toilet. This space could be used as a separate studio for guests or business. The house is connected to mains drainage and fitted with double glazed windows. Radiators for central heating are already installed and just need to be connected to the boiler. Set in a small countryside village close to forests for beautiful walks. Châlus is 6.5 km away (schools, shops), Aixe-sur-Vienne 28 km, and Saint-Yrieix-la-Perche with hospital 33 km. Limoges...

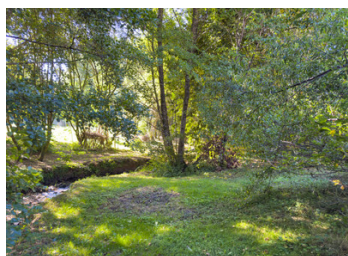


ENERGY - DPE



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

Ground Floor (street level)

- Entrance – 5.97 m²
- Living room – 11.2 m²
- Kitchen – 10.9 m²
- Shower room with toilet – 3.8 m²
- Bedroom 1 – 8.7 m² (spiral staircase to lower level)
- Bedroom 2 – 8.3 m²

Garden Level (-1)

- Kitchen and bright living area with large window to the garden – 33.6 m²
- Bathroom with toilet – 4.2 m²
- Utility room (electric water heater, central heating system present but not connected) – 11.55 m²

Additional information

- Connected to mains drainage
- Double glazed windows
- Radiators installed, to be connected to the central heating
- Gas tank on site, not connected
- Total plot size: 420 m²

Location

Situated in the commune of Dournazac, in a preserved natural setting close to the Feuillardiers forest—ideal for walking and outdoor activities. Châlus, just 6.5 km away, offers all essential amenities: secondary school, supermarket, pharmacy, bank, vet, cafés, DIY store, weekly market, and a medieval historic centre. Aix-sur-Vienne is 28 km away, Saint-Yrieix-la-Perche (full hospital) 33 km away, and Limoges International Airport about 37.5 km away, with regular flights to Paris, Lyon, Morocco, and several UK destinations (including London-Stansted, Manchester, and East Midlands).

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

LOCAL TAXES

Taxe foncière: 210 EUR

Taxe habitation: EUR

NOTES