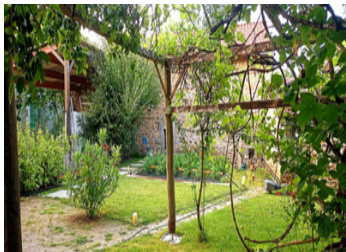


Fantastic Bijoux 2 Bedroom renovated character property in Village Center with 60m2 barn & 2 gardens attached



INFORMATION

Town:	Augignac
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	95 m2
Plot Size:	592 m2

IN BRIEF

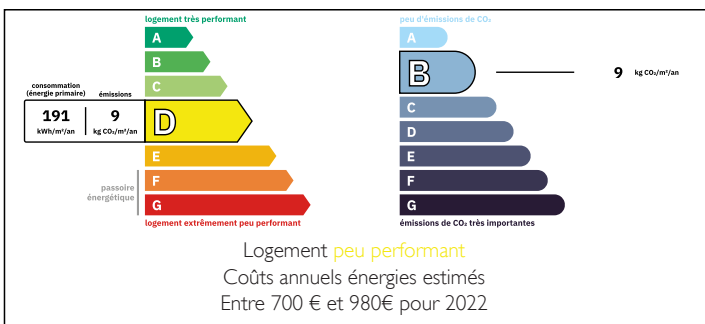
The workmanship and original features kept in the renovation of this gorgeous stone village house is second to none.

Everywhere you look you see something of interest in the interior design. From the working area under the steps to the wardrobe made from the oldest fireplace in the village, this property is a work of art.

Yet so practical. It is on mains drains, yet the well is connected to the w.c. for flushing and the washing machine. The three velux windows in the cathedral ceiling open and have their own electric roller blinds. The insulation is of the highest quality and density, ensuring a warm & cozy winter if you live here year round.

To the back of the house is an enclosed courtyard with iron gates, plenty of room to park the...

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

You enter into the hallway (7 x 2m) which has a nice airy feel to it & a large built in cupboard. From the hallway to the right is the dining area (12.85m²) w/woodburning stove & archway leading to the fully fitted kitchen (11.50m²) Very stylish cabinetry, a full size fridge & freezer, washing machine, large double range and hood are included in the sale.

Beautifully pointed stone adorn most of the walls, offset with sparkling white paint and wooden beams give it real style. Salmon colored tiles keep things nice & cool in the hot summer months.

Up a few steps to mezzanine living area which has cathedral ceilings with 3 velux windows & a new wood burning stove. Plenty of windows and french doors out to the courtyard makes for a nice bright entertaining room.

Upstairs are two lovely sunny bedrooms (17.07 and 9.55m²) a shower room (7.17m²) & steps up to the attic space which has electricity, water and evacuation should you want to renovate the space there too.

Please note measurements are approximate only.

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

LOCAL TAXES

Taxe foncière: 525 EUR

Taxe habitation: EUR

NOTES