

## Character house with modern comforts and a lovely garden



## INFORMATION

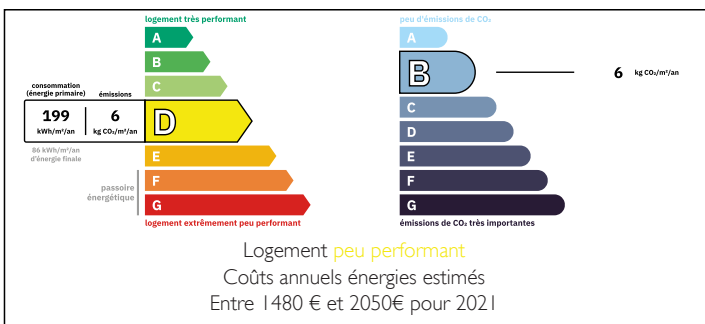
Town:	Dournazac
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	122 m <sup>2</sup>
Plot Size:	2006 m <sup>2</sup>



## IN BRIEF

Located in the Parc Naturel Régional Limousin-Périgord, beside a stunning and renowned 12th-century château, this property boasts impressive character features and has been thoughtfully upgraded with a heat pump, a new septic system, and a recently installed kitchen and bathroom.

## 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

Once part of the Château grounds and within walking distance of its tavern, this delightful property is rich in character, featuring exposed stone walls, impressive fireplaces, a carved stone sink, and exposed beams throughout.

The entrance opens into a generous equipped kitchen (25.4 m<sup>2</sup>), offering ample space for a dining area and potential for a central island. The cosy lounge (20.6 m<sup>2</sup>) is equipped with a log burner. A recently updated shower room (6.8 m<sup>2</sup>) provides space for a washing machine and tumble dryer (included in the sale).

Upstairs, the character continues with two spacious bedrooms (24 m<sup>2</sup> and 18 m<sup>2</sup>), one retaining its original impressive fireplace, along with a separate WC.

The attic is well insulated and offers excellent potential for conversion into additional bedrooms, subject to the necessary permissions. A practical storage area has been created next to the attic.

Further features include a side storage area (10.2 m<sup>2</sup>), a vaulted cellar, and an attached two-level outbuilding to the rear, presenting additional possibilities for extension (subject to planning approval).

The property benefits from an air-to-water heat pump, double glazing, fibre internet, and a compliant septic system.

Set within approximately 2,000 m<sup>2</sup> of enclosed grounds, the garden is partly equipped with electric fencing and includes a shed suitable for small animals.

A short drive from Doumazac (1.9 km), where there is a small shop, bakery, pharmacy, and bar. Larger amenities can be found in Châlus (7 km). Limoges Airport is just 38 km away, making this an ideal location for...

## NOTES