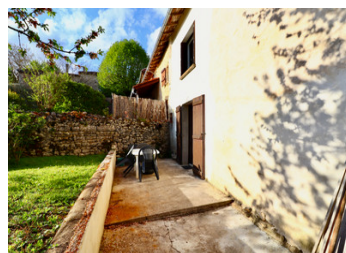
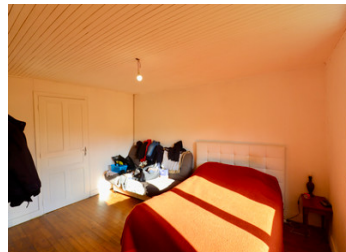


Spacious 3 bed village centre house with attached garden in the Perigord Vert; amenities walking distance.



INFORMATION

Town:	Vaigaignes
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	150 m ²
Plot Size:	315 m ²



IN BRIEF

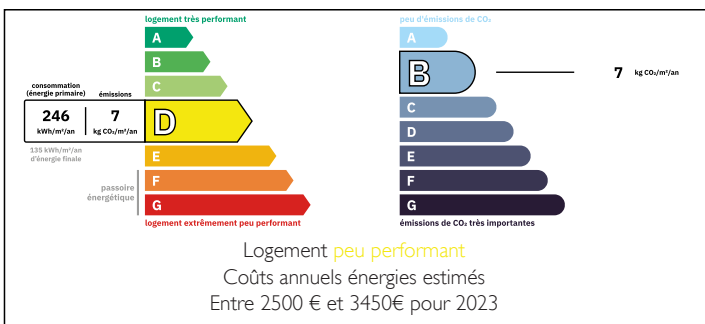
Lovely stone property located in the centre of the lively and historic village of Vaigaignes in the beautiful Perigord Vert.

Comprising a semi-detached 3 bedroom house of 150m² habitable space and attached garden of about 200m².

The house, recently and tastefully renovated, offers a generous living space that includes an open plan ground floor space (kitchen/ dining room/ salon), 3 upstairs bedrooms, a bathroom and shower. An integrated garage offer further renovation potential as a salon or dining room or combination thereof. .

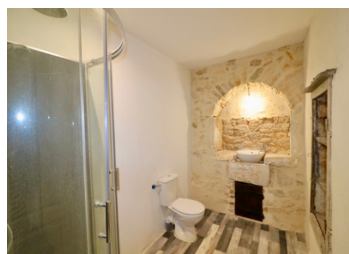
The rear garden offers a private outdoor space that includes a terrace that is perfect for alfresco dining. The garden is easily manageable and has some fruit trees.

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 semi-detached property that includes a renovated stone 3 bed house with integrated garage and an attached garden.

Located in a quiet lane and very near the centre of the village of Varaignes in the Perigord Vert of the northern Dordogne. Amenities are within walking distance with more shops/ full amenities available in the nearby towns of Montbron and Piegut-Pluviers, both within 15km.

Renovation of the house has not yet been completed with mainly finishing touches to be done with the exception of the garage which could also be renovated to expand the already generous habitable space.

All the windows are double glazed and the roof has been insulated. Both factors contribute to a respectable energy efficiency rating of D - not bad for an old stone house in rural France. The house is connected to the village sanitation system (mains drains).

The house has been tastefully renovated with care taken to retain character features such as wood beams and stone walls and chimneys.

The ground floor comprises:

An entrance hallway (7m²).

An open plan kitchen/ dining room/ salon (30m²) with wood burner and glazed doors leading to the terrace and garden.

A storage space (9m²).

A laundry/ lavatory (7.5m²).

Integrated garage (25m²), accessed from the kitchen, offers renovation potential with a variety of options. Also has garden access through an old wooden door,

A lovely wooden staircase from the entrance leads to the first floor, which comprises:

An open mezzanine space (27m²) with large stone

LOCAL TAXES

Taxe foncière: 426 EUR

Taxe habitation: EUR

NOTES