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Property for Sale by Owner in France

PFSBO/Harrison

North Dordogne

Between Piegut and St Mathieu, renovated stone house close to Champniers et Reilhac.



Price 169500 euro

Attractive rural property in friendly hamlet, 12 minutes from all amenities, 45 minutes from airport, Limoges.

Ground Floor

**Living room - 4.5mx6.3m Wood burning stove (supplies warm air heating to most of house)
2 radiators.**

Dining room/study - 4mx4m dual aspect light and airy 2 radiators.

Kitchen - Fully fitted kitchen 3.3mx4.5m radiator gas hob, extractor fan, oven, larder fridge, doors to garden.

Shower room - 1.5mx2.5m large corner shower, twin washbasins in mirrored vanity unit, large heated towel rail.

Separate toilet and washbasin, extractor fan.

Utility room - 1.9mx2.3m plumbing for washing machine, power points, space for deep freeze, gas bottle storage.

Large integral garage - 34sq m containing oil fired central heating boiler, oil storage tank, sink and storage cupboards, power points.

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First floor

Main bedroom - 4.3mx3.1m dual aspect bright and spacious, radiator.

Second bedroom - 3.8mx3.6m radiator, oak floor.

Third bedroom - 2.7mx5m radiator, oak floor.

Shower room - 3mx3.5m large corner shower, wc, washbasin, extractor fan, heated towel rail.

Store room - 3mx1.6m

Exterior

Attractive south facing garden with fruit trees, octagonal spa pool, well.

Exterior lighting.

Total area 1200 sq metres.

House and garage 170 sq metres.

Broadband available.

DPE INFO

**Logement Econome – Banding 91 to 150 C – 92
logement energivore Faible emission de Ges – Banding 21 – 35 D – 22 forte
emission de GES**

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