



Bright and spacious stone house, outbuildings, 3,000 m² of land in the Perigord area, Dordogne,

24360, Varaignes, Dordogne, Nouvelle-Aquitaine

* Available * 1 Bed * 1 Bath

Bright and spacious stone house, outbuildings, 3,000 m² of land in the Perigord area, Dordogne

€233,200

Ref: BVI25167

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French Entrée 

Property Description

Detached house on 3,000 m² of land in a Perigord village, north Dordogne, on the Charent border. There is project of mains drainage in the village but no date given. The nearest towns which are about 14 km in each direction are Piégut-Pluviers in Dordogne and Montbron in Charente with all amenities. The house has been renovated respecting the original features and includes: - Kitchen, terracotta tiled floor, fitted cupboard, beams (~ 22 m²) - Living room into the eaves with fireplace (~ 65 m²) - Shower room and toilet (~ 4.5 m²) - Salon into the eaves, terracotta tiled floor, fireplace with Norwegian stove (~ 45 m²) - Mezzanine bedroom (~ 13 m²) - Second mezzanine (~ 9 m²) - Bedroom with fitted carpet (~ 10.5 m²) - Storage with electric water heater, fitted carpet (~ 4.5 m²) - Bathroom, tiled floor (~ 8 m²). Wood fired heating. Some secondary glazing. Septic tank. A second small independent house comprising: - Kitchen, terracotta tiled floor, fireplace, beams (~ 19 m²) - Bedroom, tiled floor (~ 11 m²) - Small bedroom (~ 5 m²) - Bathroom and toilet (~ 4.5 m²) - Storage with electric water heater (~ 2 m²). Electric heating. Ordinary glazing. Septic tank. Small independent roofs (~ 16 m²). A barn opposite the public road, carpentry to revise (~ 50 m²). Total area 2.928 m². Price including agency fees : 233.200 € Price excluding agency fees :220.000 € Buyer commission included: 6%

