



Village house

CARENNAC (46)

265 000 €*

* Agency fees to be paid by the seller



137 m²



6 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

Situated in a charming peaceful village only minutes from the beautiful historical site of Carennac and less than 15 minutes from the centre of Beaulieu sur Dordogne.

The house has been recently renovated to a super standard. A stunning open kitchen with travertin flooring and large smeg oven is a fantastic area to cook and dine. The large living/dining room is styling decorated with original features such as oak wooden beams that have been painted with a chalky paint effect, parquet flooring and a lovely ceramic stove. On the ground floor you will also find a large pantry/cellar and laundry area, secluded patio - perfect for breakfast and a ground floor toilet.

On the first floor are four bedrooms, the larger parental bedroom has a dressing area, the other 3 bedrooms are all charming and have views over the lovely garden. A large family bathroom with italian shower, bath and a double vasque sink unit.

The house is in very good condition and does not require work. The roof is also in good condition. Main drainage.
The pleasant garden is easy to manage.

Please do not hesitate to contact me if you have any further questions relating to this property and the surrounding local area.

Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

Réseau Immobilier CAPIFRANCE - Votre agent commercial (RSAC N°878 255 306 - Greffe de BRIVE LA GAILLARDE) Nicolette GIBBONS Entrepreneur Individuel 06 98 66 42 64 - Plus d'informations sur le site de CAPIFRANCE (réf.850439)



Nicolette GIBBONS

**COLLONGES-LA-ROUGE
(19500)**

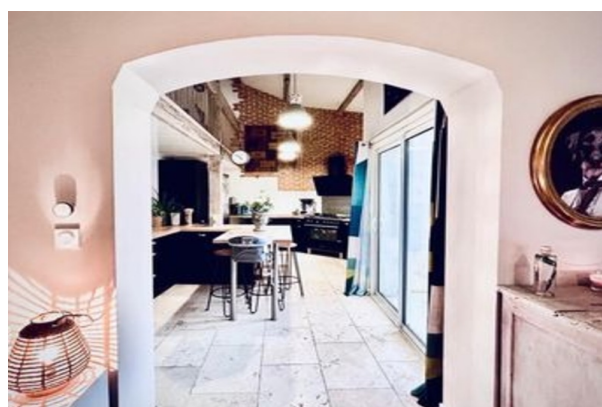
Agent

RSAC : 878 255 306 00010

Courts service city : BRIVE
LA GAILLARDE

(+33)6 98 66 42 64

LE BIEN EN IMAGES



DETAILS

COMPOSITION

Number of rooms	6
Number of bedrooms	4
Toilets count	2
Washrooms	1
Terrace	1

DPE/GES

DPE	196
GES	6

APPENDIX

Parking	extérieur
Parking space	2
Videophone	Non

SERVICES

Heater	électricité
Heater	bois

GENERAL

Reference	850439
Property type	Village house

SURFACES

Living space	137 m²
Land surface	452 m²



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle