

Impressive large family home with private access to the river Cole and potential gite business



INFORMATION

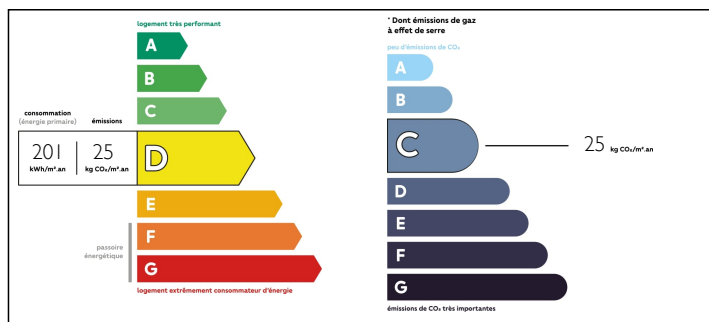
Town:	La Chapelle-Faucher
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	420 m2
Plot Size:	3877 m2

IN BRIEF

Impressive large family home with bags of potential. Not just a beautiful home but with private river access, outbuildings and separate gite. All this within 9 km of the picturesque tourist hub of Brantôme.

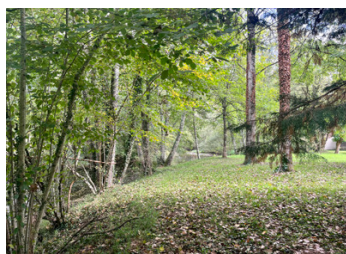


ENERGY - DPE



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

Arriving at the property you will find private parking to the rear with direct access to one of the two barns and entrance to the back garden and river Cole.

To the front of the house you will also find a large courtyard and original stables which are now used for storage, and access to the second barn and gite.

Entering the main house you are greeted by a long corridor with the dining room 23m² and kitchen 26m² to the left and the lounge 25m² with original fireplace and study 14m² and separate wc to the right.

All the rooms have a wood-burning stove and central heating radiators.

Moving upstairs you will find three large bedrooms all approximately 23m²

One with en suite bathroom 13m² and then a separate bathroom and wc.

The attic space 120m² is also accessed from the main staircase and could be converted into more living space if needed. Currently it is just storage space which does not have any insulation.

Between the main house and the gite you will find a 70m² barn which is currently used for storage and houses the gas boiler.

The gite 180m² is then attached to the barn and boasts two double bedrooms and a ground floor bathroom and a large open plan lounge dining area on the first floor.

Outside you have use of a covered seating area and original stables. The garden wraps around the buildings and has mature trees and shrubs. Behind the main house is a bridge over...

LOCAL TAXES

Taxe foncière: 2400 EUR

NOTES