

Superb and charming farmhouse, 2 completely independent house, courtyards, great barn, garden on 3900m



## INFORMATION

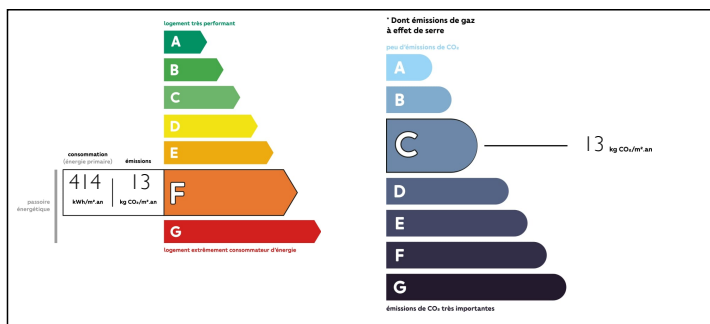
Town:	Champniers-et-Reilhac
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	200 m2
Plot Size:	3920 m2



## IN BRIEF

Superb traditional old farmhouse made up of 2 fully independent houses, there is a central courtyard with stone walls, a beautiful outbuilding, superb and remarkable large barn, land. Ideally located, in a hamlet of a few houses, very quiet, superb environment. 5 km from a village with all shops and tourist lake, 7 km from a famous village with a market. close to many historical and tourist monuments.

## 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

House with new windows. Living room with fireplace and staircase, living room on cellar, bathroom with shower and WC. Upstairs bedroom with structural beams, convertible attic.

Second house, large living room with fireplace and staircase, on cellar. Door leading to garden of 700 m<sup>2</sup>. Large bathroom with shower, separate WC. Bedroom. Upstairs, large convertible attic.

Charming central courtyard with stone walls, outbuildings on two levels, large and magnificent barn. Land of 2200 m<sup>2</sup>, with a large oak tree and magnificent lime tree.

All roofs in good condition, septic tank need work for update.

Great potential for a large house with character or a house with independent gite!

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES