

Village house with 4/5 bedrooms, large garden and outbuilding, can be divided into 2 houses.

EXCLUSIVE



INFORMATION

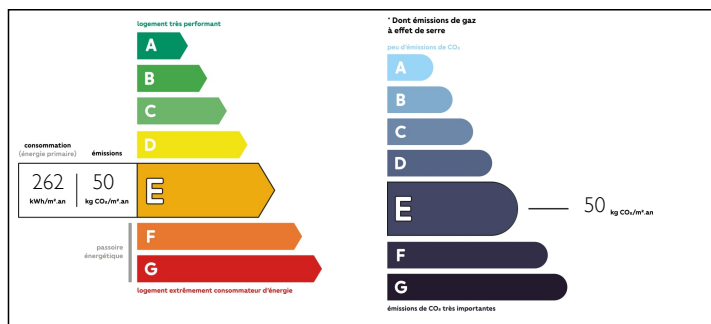
Town:	Champagne-et-Fontaine
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	170 m ²
Plot Size:	838 m ²

IN BRIEF

This pleasant house is located in a village on the border between the Charente and the Dordogne, 10 km from Villebois-Lavalette on one side and Verteillac on the other. This property actually comprises two houses that have been joined together to form a large dwelling of around 170 m². The property could be divided again, each with its own entrance, or it could be ideal for a liberal profession. The house as a whole comprises 3 living rooms, 4 bedrooms (one of which has its own shower room, the other a shower room), and a large landing that could be used as a study (or an additional bedroom by rearranging the layout). One part of the house has been renovated and the other has been left as is. A 50 m² outbuilding completes the property. The large, unoverlooked garden of over 800 m² is a bonus for summer days. PHOTOS, VIDEOS and FLOORPLAN ON REQUEST



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

The 170 m² house comprises :

Ground floor:

- Entrance hall with open fireplace: 11 m².
- Living room with French windows opening onto the terrace and garden: 26 m².
- Old kitchen: 25 m²
- Former garage with WC area: 27 m²

First floor:

- Large landing: 20 m²
- Bedroom 1: 11 m²
- Bedroom 2: 17 m² with private shower room
- Bedroom 3: 15 m²
- Bathroom
- Bedroom 4 (currently a second living room with a door to the outside): 23 m².

Outside, an outbuilding of approx. 50 m².

- Mains drainage
- Oil-fired central heating
- West-facing terrace

Plans, additional photos and videos available on request.

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

LOCAL TAXES

Taxe foncière: 1003 EUR

NOTES