

Fabulous 4 bedroomed converted farmhouse with swimming pool in small hamlet



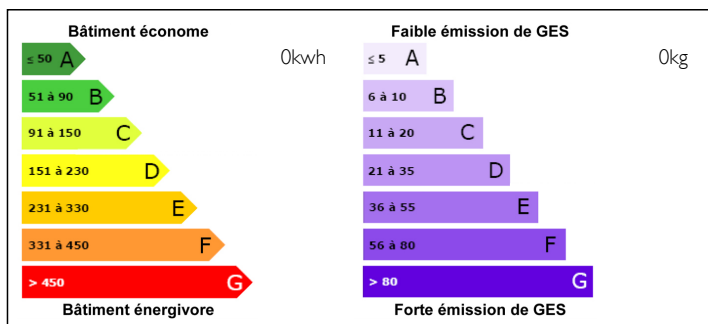
INFORMATION

Town:	CHAMPS ROMAIN
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	182 m2
Plot Size:	6355 m2

IN BRIEF

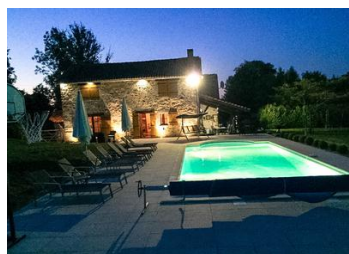
This great house has been lovingly maintained and makes a fabulous family home. It is situated within the Regional National Park Perigord-Limousin and is close to the village of Champs Romain. A little further on you will find St Saud Lacoussiere which has the most fantastic swimming lake, plus there are a number of bars, a supermarket, pharmacy, bakery etc...

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

You enter the house into a bright hallway. To the left is a nice modern kitchen (14m<sup>2</sup>) with lots of fitted cupboards and storage. There is a range cooker, fridge freezer, dishwasher and washing machine. To the right is a cosy snug (14m<sup>2</sup>) with a lovely wooden floor. There is also a downstairs WC. You then go up a couple steps into a great open living room (46m<sup>2</sup>) with plenty of room for a lounge area and dining room. There is an old bread oven to the side which has been turned into a nice feature with internal lighting. On the other side of the room is a log burner.

Upstairs there are 4 nice sized bedrooms (17m<sup>2</sup>, 13m<sup>2</sup>, 16m<sup>2</sup> and 16.5m<sup>2</sup>) one of which has an ensuite with shower, WC and hand basin. You will also find a family shower room with WC and hand basin. The bathrooms have recently been refurbished.

## NOTES

Outside there is plenty of room to park at least 4 cars. There is large lawned garden with a beautiful heated in ground swimming pool (10x5m). There is also a shady veranda with plenty of space to seat at least 10 people around a dining table.

The measurements given are approximate only. More photos available on request.