

A large stone semi-detached house with four bedrooms and a swimming pool. Good condition. In a small hamlet



## INFORMATION

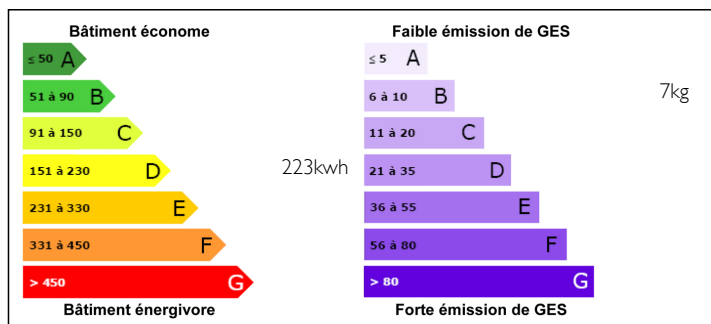
Town:	Champniers-et-Reilhac
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	200 m2
Plot Size:	843 m2



## IN BRIEF

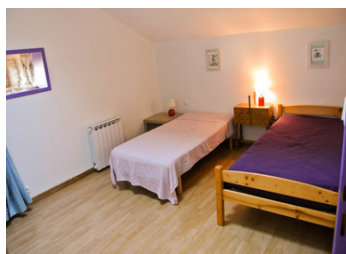
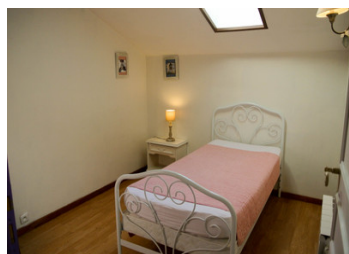
Peacefully situated on the edge of a small hamlet this lovely house with its delightful outside kitchen and in-ground pool would make a perfect holiday home or permanent residence. Just 7km from the lively village of Saint-Mathieu, with its comprehensive amenities and only 2km from a 9 hole golf course

## 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.



## LOCAL TAXES

**Taxe foncière: 615 EUR**

## NOTES

## DESCRIPTION

You enter a light large living / dining room area (56m<sup>2</sup>) which leads through to the kitchen and utility area (25m<sup>2</sup>). The living room has an attractive large open fireplace, is full of character with its exposed stone walls and is tiled throughout.

The kitchen benefits from a pizza oven, a double sink, a wood burning stove and to the side is a small utility area for a washing machine and tumble dryer plus a WC. There are doors at the end which lead out to a raised terrace. Above the kitchen area is a velux window which floods the area with light. It has a remote controlled blind.

There are stairs on one side of the lounge area leading to a large landing 30m<sup>2</sup> (this could easily be partitioned to create a 5th bedroom or be used as an office space). There is one bedroom (10m<sup>2</sup>) and the family bathroom (13m<sup>2</sup> with a hand basin, WC, bath with shower over) also on this floor.

On the top floor are three further bedrooms (12m<sup>2</sup>, 10m<sup>2</sup> and 8m<sup>2</sup>) in the converted attic space. These all have skylights and two have electronic blinds.

The property benefits from aerothermal heating.

Opposite the house is the garden with a large lawned area, an attractive shaded terrace with summer kitchen and an in-ground pool. There is a parking area next to the house and also to the rear of the garden.

Close to the village of Saint Mathieu with bakers, post...