

Opportunity to buy two houses in popular Dordogne village, near Brantôme.



## INFORMATION

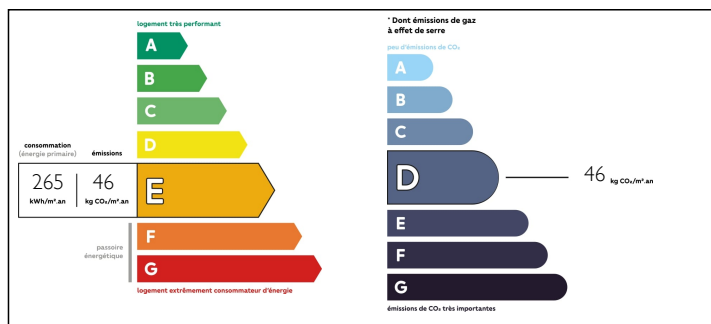
Town:	Champagnac-de-Belair
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	196 m2
Plot Size:	804 m2

## IN BRIEF

Opportunity to buy two houses, one to live in and the other to rent out as gîte. The second house still needs some finishing work on it. The houses are traditional and built of stone. They are to be found in a popular village only 10 minutes from the busy tourist town of Brantôme-en-Périgord and easily accessible to Périgueux (25 minutes).



## 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

Main house. On the ground floor: Lounge: 22m<sup>2</sup> with woodstove,  
Dining Room: 23m<sup>2</sup>  
Kitchen: 9m<sup>2</sup>  
Bedroom: 16m<sup>2</sup> with wooden floors  
Shower room: 3.3m<sup>2</sup>  
W.C.  
Corridor: 2.2m<sup>2</sup>  
Cellar: 76m<sup>2</sup>  
Mezzanine: 13m<sup>2</sup> which serves as second bedroom  
Outbuildings: Barn : 70m<sup>2</sup>  
Second House  
Living room: 30m<sup>2</sup> with woodstove  
Kitchen 16m<sup>2</sup>  
Shower room:  
Bedroom: 16.5m<sup>2</sup>  
Mezzanine: 40m<sup>2</sup>  
Outbuildings: Barn 100m<sup>2</sup> with 7m height  
Small garden  
One hour from Angoulême with its TGV service to Paris (2 hours).  
One hour and a half from Limoges and Bergerac airports.

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

## LOCAL TAXES

**Taxe foncière: 1000 EUR**

## NOTES