

Delightful and cosy one bedroomed home with sweet enclosed garden and barn on the edge of small village.

EXCLUSIVE



INFORMATION

Town:	Champagne-et-Fontaine
Department:	Dordogne
Bed:	1
Bath:	2
Floor:	65 m2
Plot Size:	427 m2

IN BRIEF

The house in greater detail :

Kitchen/dining room -20 m²

Living room - 20 m²

Shower room with wc - 2.50 m²

Bedroom - 16 m²

En-suite shower room withwc - 4.50 m²

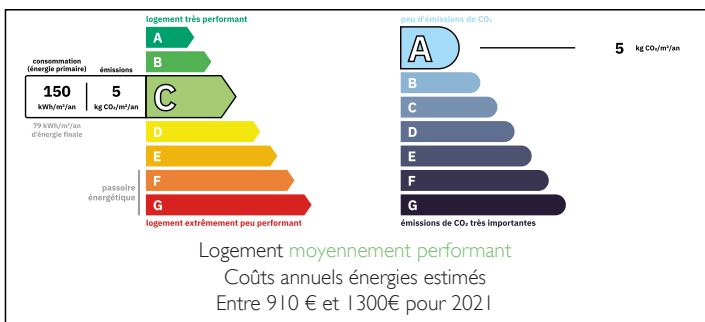
Laundry room - 2.50 m².

Barn - 20 m².

Enclosed garden and a covered terrace area of 14.50 m².

Property sold fully furnished.

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.



NOTES

DESCRIPTION

This pretty and very cosy cottage was completely renovated in 2021 and offers a charming and comfortable home with a private garden.

The property is accessed through new double electric gates, opening onto the front garden. To the rear of the house, there is a small additional piece of land.

The accommodation comprises a spacious kitchen/dining room, with a few steps leading up to the lovely living room. The living room has double doors opening directly onto the front garden, creating a wonderful connection between the indoor and outdoor spaces. There is also a sofa bed, providing additional sleeping accommodation for guests.

From the living room is a shower room with WC. The generously sized bedroom is located alongside the living room and benefits from a fitted wardrobe and its own en-suite shower room with WC.

To the rear of the en-suite shower room is a separate laundry room, with a door leading directly out to the rear garden.

The cottage has a mixture of double-glazed doors and single-glazed windows. The windows are all in very good condition, as are the property's original shutters.

The front garden is particularly private and features a lovely covered terrace, providing an ideal space for outdoor dining, relaxing and enjoying the garden.

To the side of the house is a barn of approximately 20 m², great for storing garden tools and furniture.

A charming, fully renovated cottage offering a cosy interior, private outdoor space and convenient parking.
