

*****UNDER OFFER***** Beautiful character house with 4 bedrooms, small garden, shaded courtyard and garage.



INFORMATION

Town:	Parcou-Chenaud
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	145 m2
Plot Size:	390 m2

IN BRIEF

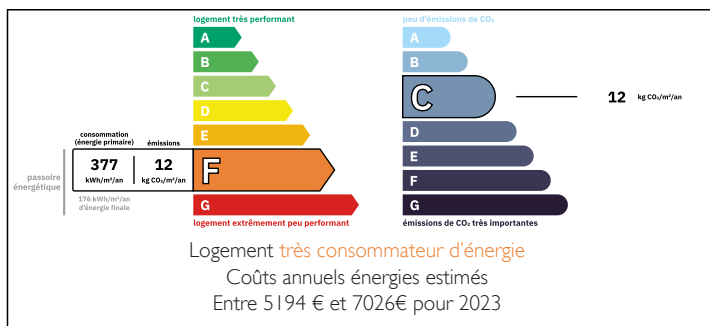
This charming 19th-century village house is surprisingly spacious and authentic. It offers four large bedrooms, two bathrooms, a charming shaded courtyard and a delightful garden - all of which make it the ideal holiday home.

Nestled in the heart of the peaceful village of Chenaud, it is just two minutes from the lively bastide town of Saint-Aulaye, where you will find all the essential shops, as well as a lovely riverside beach. Just ten minutes away, the village of Aubeterre-sur-Dronne - listed as one of the most beautiful in France - offers an enchanting setting in which to explore.

Perfectly situated, around an hour from Angoulême, Périgueux and Bergerac, and 1h15 from Bordeaux, this property is an ideal base from which to explore the treasures of the Périgord.



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

+ Electric radiators and wood burners

GROUND FLOOR:

- Entrance hall
- Shower room with wc (4 m2)
- Living room (21 m2)
- Kitchen (19.3 m2)
- Living room (29 m2)

1st FLOOR:

- Bedroom 1 (35.4 m2)
- Landing (14 m2)
- Bedroom 2 (21 m2)
- Bedroom 3 (20 m2)
- Bedroom 4 (17 m2)
- Bathroom (4,8 m2)
- wc

OUTSIDE:

- Very pretty and private garden with terrace
- Covered terrace (36 m2)
- Attached garage (37 m2)

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

LOCAL TAXES

Taxe foncière: 1007 EUR

Taxe habitation: 566 EUR

NOTES