LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38991CHT24 Price: 599 950 EUR

agency fees to be paid by the seller

UNDER OFFER Stunning Investment property with 3 Houses, swimming pool, 14 Acres of land & 5 lakes















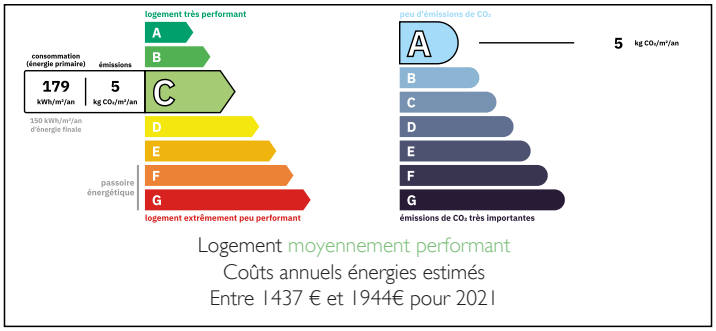
INFORMATION

Town:	Champs-Romain
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	275 m2
Plot Size:	58000 m2

IN BRIEF

Set high in the countryside with sweeping views, this characterful estate offers peace, privacy, and versatility across 14 acres of land with lakes.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1437 € et 1944€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**2040 EUR**

NOTES

DESCRIPTION

Through iron gates and into a graveled courtyard, the main house welcomes you with a spacious kitchen-diner (42m2) complete with a Rayburn wood stove that also heats one of the guest houses. A large, inviting living room (38.5m2) features a wood-burning stove and connects to a bright conservatory and a covered terrace (14m2) —perfect for taking in the stunning surroundings.

Upstairs are two comfortable double bedrooms(24 & 20m2) both air-conditioned and a generous bathroom (6m2)

Ideal for multi-generational living or holiday rentals, the property also includes two guest houses, each with a private entrance.

The first, attached to the main house, has been tastefully renovated and offers open-plan living (31m2) a bathroom (12.3m2) and upstairs, two bedrooms (10 & 12m2) with an additional shower room (2.5m2)
A utility room, WC, and storage areas are included, along with solar panels that generate income and a shared thermodynamic water system for all dwellings.

The second guest house, detached and full of charm, features a newly fitted kitchen, cozy lounge (24m2) shower room (5m2) and a bedroom (17m2) on the upper level—ideal for visitors or short-term stays.

The grounds include a large garage (motorhome-friendly), a garden shed, a pool with a timber deck, and gently sloping meadows leading to five lakes—one of which is well-stocked with carp.

A rare opportunity to enjoy rural living with income potential from accommodation and fishing (subject to permissions). Viewings highly recommended.

Information about risks to which this property is exposed is available on the Géorisques website :