LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39327CHT24 Price: 396 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (374 000 EUR without fees)

## Main house & 2 gites with Proven Rental Income Potential and brand new roofs!















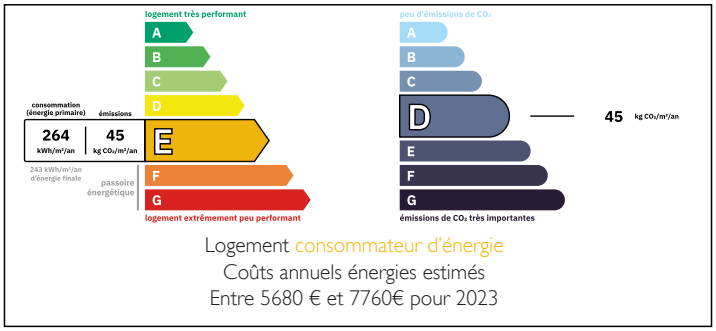

## INFORMATION

| | |
|---|---|
| Town: | Champniers-et-Reilhac |
| Department: | Dordogne |
| Bed: | 8 |
| Bath: | 4 |
| Floor: | 297 m2 |
| Plot Size: | 4326 m2 |

## IN BRIEF

This charming estate offers three well-presented houses set around a large fenced garden with a heated in-ground pool, boules court, and hangar for bicycles – perfect for family living, holiday rentals, or a mix of both.

## ENERGY - DPE




Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 5680 € et 7760€ pour 2023

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:** | **1714 EUR** |
| **Taxe habitation:** | **2338 EUR** |

## NOTES

## DESCRIPTION

The main house is spacious and full of character, with a glazed entrance hall, a generous lounge with feature fireplace and log burner, and an open-plan dining/kitchen area with a brand-new fitted kitchen. Two staircases provide access to three bedrooms (one ensuite), an additional shower room, and a flexible study/snug.

The second house, which can interconnect with the main home, offers a modern kitchen, bathroom, large lounge opening to a private patio, a ground-floor bedroom with its own access, and a mezzanine leading to an additional twin room. This versatile layout makes it ideal for guests or rental income.

The third house (66m²) is detached, featuring a lounge, kitchen, shower room, and three upstairs bedrooms. With its own log burner and terrace, it's perfect as a standalone gîte.

Each unit enjoys its own private terrace and BBQ area, while sharing access to the central lawn, heated pool, and gardens.

The property has been lovingly maintained and comes fully furnished, with quality fixtures throughout. It previously operated as a successful gîte business, meaning new owners can generate rental revenue immediately.

Located close to golf, swimming lakes, and the vibrant village of Piégut with its renowned weekly market, this estate offers both lifestyle appeal and strong income potential.

A turnkey investment and lifestyle opportunity not to be missed.

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