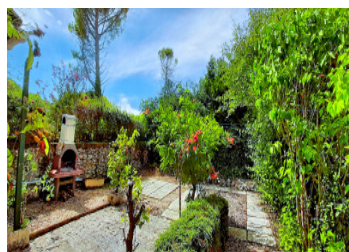


Pretty terraced house with 3 bedrooms and a lovely courtyard garden. Perfect holiday or permanent home.

EXCLUSIVE



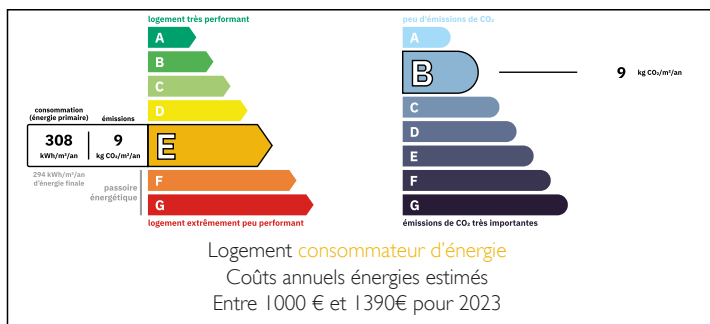
INFORMATION

Town:	Champagne-et-Fontaine
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	94 m ²
Plot Size:	86 m ²

IN BRIEF

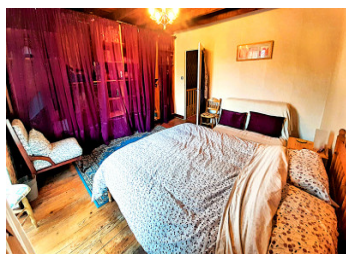
Very nice village terraced house with a kitchen with a wood burning stove and a cellar under the kitchen. From the kitchen area there is the living room also with a wood burning stove and doors leading out to the pretty courtyard that is quiet and private. There is also a small storage room which is good for storing all garden furniture during the winter months. There are three upstairs bedrooms, a shower room with a toilet plus a second separate toilet. This could easily be used as a perfect lock-up-and-leave holiday home, but could also make a nice permanent home.

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

Downstairs

Kitchen / dining room - 24.50 m²

Living room - 25.50 m²

Cellar.

Upstairs

Landing - 6.75 m²

Bedroom 1 - 16.85 m²

Bedroom 2 - 9 m²

Bedroom 3 or office - 7.05 m²

Shower room - 5.20 m²

Toilet - 1.55 m²

Walled courtyard garden and storage room.

Taxe foncière - 517€

Taxe d'habitation - 358€.

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

LOCAL TAXES

Taxe foncière: 517 EUR

Taxe habitation: 390 EUR

NOTES