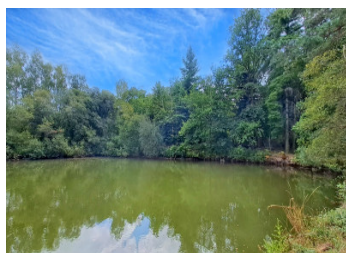
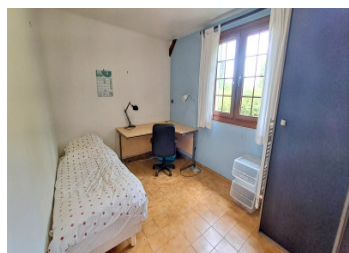


Single storey 3 Bedroom property with lake in peaceful countryside location!



INFORMATION

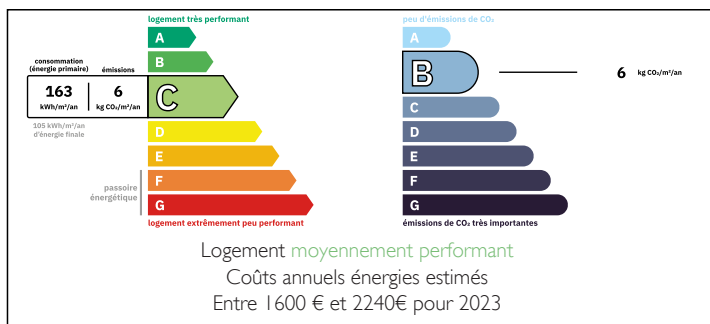
Town:	Champniers-et-Reilhac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	18574 m2



IN BRIEF

A beautifully presented three-bedroom, two-bathroom home set in a peaceful countryside location. The property features a spacious lounge/diner and a newly fitted kitchen, offering comfortable modern living. Surrounded by meadows, woodland, and a fabulous lake, this idyllic setting provides the perfect balance of rural tranquillity and natural beauty while remaining an ideal home for everyday living.

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.



LOCAL TAXES

Taxe foncière: 1036 EUR

NOTES

DESCRIPTION

Charming Detached Country Property with Lake, Woodland & 4.59 Acres

Nestled at the end of a peaceful lane and enjoying a wonderfully secluded setting, this attractive single-storey property offers approximately 100m² of habitable accommodation surrounded by an exceptional 18,574m² (approximately 4.59 acres) of land. The property enjoys a superb combination of privacy, nature and outdoor space, with its own lake, woodland, paddock and established gardens.

The accommodation is well suited to permanent living or as a peaceful country retreat, with modern comforts including reversible air conditioning, electric underfloor heating, solar-powered hot water and double glazing.

The main living space is an impressive 32m² lounge/diner, featuring a pellet burner for cosy winter evenings, a reversible air conditioning unit and attractive access to the outdoor areas.

The 13m² modern kitchen has been recently fitted and benefits from Velux window, providing excellent natural light, together with Smeg appliances and a practical layout. A separate 4m² larder provides useful additional storage.

There are three bedrooms. Bedroom 1 (12m²) benefits from built-in wardrobes, while Bedroom 2 (10m²) has reversible air conditioning and double doors opening directly onto the garden. Bedroom 3 (10m²) also has double doors providing direct access to the garden, creating a lovely connection between the house and its surroundings.

The property has a 5m² family bathroom, currently requiring refreshing, with a bath, together with a separate WC. There is also a further 3m² shower room, again offering the opportunity for updating to suit the new owner's taste.