

Opportunity to buy two houses in popular Dordogne village, near Brantôme.



INFORMATION

Town:	Champagnac-de-Belair
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	196 m2
Plot Size:	804 m2

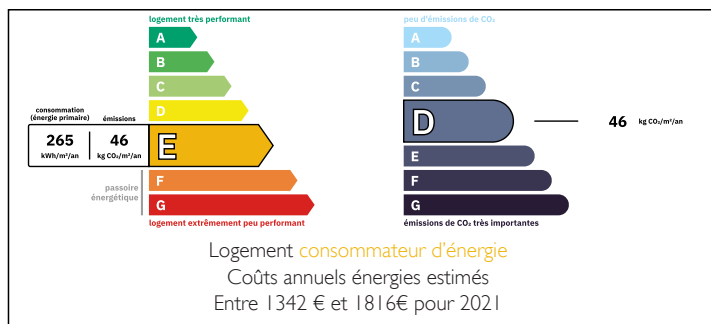
IN BRIEF

Opportunity to buy two houses, one to live in and the other to rent out as gîte. The second house still needs some finishing work on it.

The houses are traditional and built of stone. They are to be found in a popular village only 10 minutes from the busy tourist town of Brantôme-en-Périgord and easily accessible to Périgueux (25 minutes).



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

Main house. On the ground floor: Lounge: 22m² with woodstove,
Dining Room: 23m²
Kitchen: 9m²
Bedroom: 16m² with wooden floors
Shower room: 3.3m²
W.C.
Corridor: 2.2m²
Cellar: 76m²
Mezzanine: 13m² which serves as second bedroom
Outbuildings: Barn : 70m²
Second House
Living room: 30m² with woodstove
Kitchen 16m²
Shower room:
Bedroom: 16.5m²
Mezzanine: 40m²
Outbuildings: Barn 100m² with 7m height
Small garden
One hour from Angoulême with its TGV service to Paris (2 hours).
One hour and a half from Limoges and Bergerac airports.

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

LOCAL TAXES

Taxe foncière:	1000 EUR
Taxe habitation:	EUR

NOTES