

Impressive stone house with gîte, large barn, swimming pool and private garden.

EXCLUSIVE



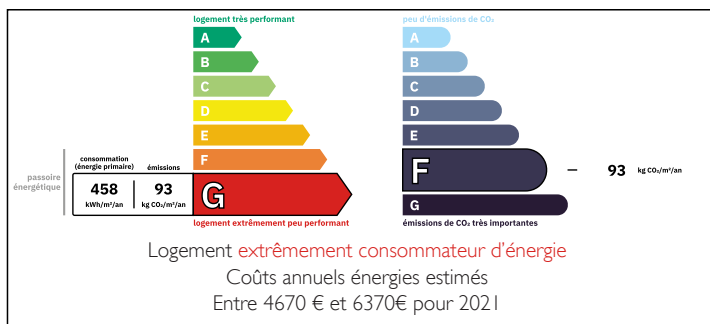
INFORMATION

Town:	Champagne-et-Fontaine
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	360 m2
Plot Size:	2566 m2

IN BRIEF

Hidden behind large gates is this impressive stone house with stunning fireplaces, delightful beams and inglenooks. The accommodation would serve a family or couple looking for that perfect retreat. In addition there is a swimming pool in a private garden, a large barn and a gîte in an impressive pigeonier.

ENERGY - DPE



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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

Enter the main house into the kitchen 29m² with stone fireplace and log burner. Stairs lead to a bedroom with en-suite bathroom 20m². Off the kitchen is an impressive living dining room 61m² with large stone fireplace and log burner, and french doors leading into the courtyard. Overlooking this delightful living area is a huge mezzanine room at 56m². Off the living room is a hallway 10.5m² with door to the outside courtyard giving easy access to the boiler room 9.5m² which doubles as a utility area. 2 further ground floor bedrooms 13 and 16m² and a shower room 6.5m² complete the main house.

The pigeonier/gite is accessed from the courtyard into an open plan kitchen diner 48m² with a shower room and separate toilet leading off.

On the first floor is an impressive sitting room 41m² with stone fireplace, which is overlooked by the second floor mezzanine 14m².

On the third floor are 2 bedrooms 16 and 15m² a hallway 7m² and a bathroom 4m².

There is a 10.5m² swimming pool with Roman steps within a private long garden supporting lawn and various trees and shrubs.

The large barn is 141m² of double height usable space.

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

LOCAL TAXES

Taxe foncière: 1533 EUR

Taxe habitation: EUR

NOTES