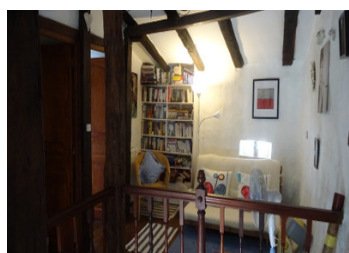
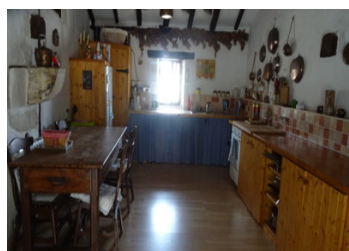
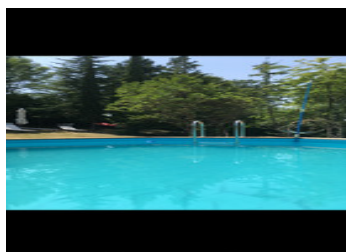


OPEN TO SENSIBLE OFFERS. Detached 3 bedroomed character cottage in a very lovely setting..



INFORMATION

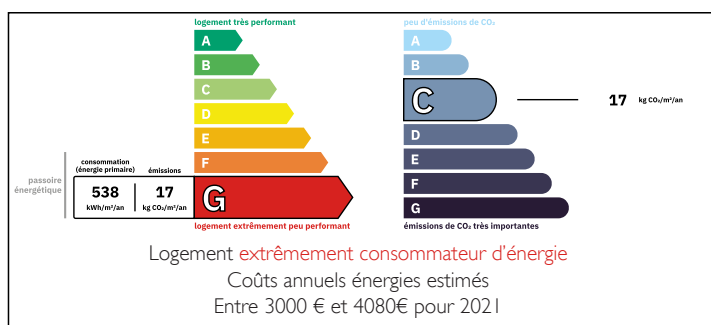
Town:	Douchapt
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	120 m2
Plot Size:	1390 m2



IN BRIEF

Situated in a quiet hamlet overlooking the Dronne Valley, this detached 3 bedroomed property is full of charm and character. Several terraced patio areas for al fresco dining, mature gardens, above ground pool and ample parking.

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

Entrance into large traditional kitchen dining room. Fitted units with ample storage and worktops, beamed ceilings and access directly out onto the terraces. Hallway leads to a study area. There are 2 double bedrooms on this level one with ensuite washhand basin and WC.

Stairs lead to large lounge with beamed ceilings and fireplace. Door to another patio/terrace area. There is a double bedroom on this level with sperate full bathroom.

Outside there is a large well planted garden, above ground pool and ample parking for several cars.

The surrounding countryside could not be better. Situated on the ridge of the Dronne valley you are a short stroll from woodland country walks. Ribérac, Périgueux and St Astier are all a short drive away. Easy access down to the River Dronne with plenty of river activities.

LOCAL TAXES

Taxe habitation: EUR

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

NOTES