

Village property with its own LAKE, 4 bedrooms, separate garage and total privacy.



## INFORMATION

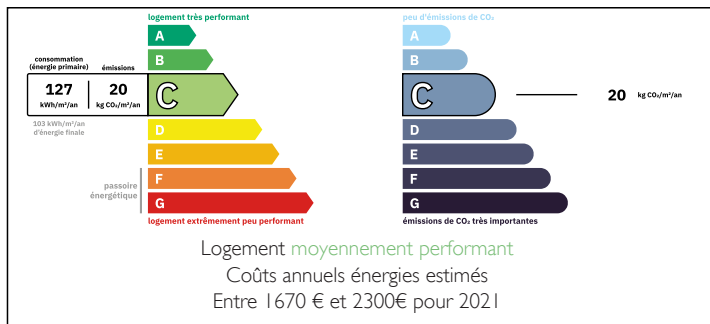
Town:	Champniers-et-Reilhac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	220 m2
Plot Size:	19880 m2

## IN BRIEF

A surprising property to find in a village as it has its own lake and lots of land. It is also extremely private. You enter from the heart of the village to the property down a long drive. This is where the magic starts to happen. The property sits on a slightly elevated position overlooking its well cared for lake. The only sounds are birds, yet it is only 5 mins to the village centre. This property boasts a huge amount of positives, it was lovingly built by the current owner, who used only the best materials available.

This is immediately noticeable upon entering the house. The insulation is top notch, yet there is still a very stylish AGA and an oil/wood burner with a back burner that heats all of the radiators...

## 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 habitation: EUR

## NOTES

## DESCRIPTION

You enter the property straight into a beautiful hall entrance with sculpted stairs and travertine floor tiles. (16,3m<sup>2</sup>) with French doors leading to the back terrace. To the left is a very spacious lounge (36,4m<sup>2</sup>) again with double doors to the back and windows on all sides. A very attractive luminous room. The downstairs bathroom has a walk in shower (5,7m<sup>2</sup>) and w.c.

To the left of the entrance, is the fitted kitchen (25,7m<sup>2</sup>) with AGA stove and views from the sink out on to the lake. Washing up just became more pleasurable. To the right is another cosy lounge/dining (23,5)room with log burner. There is a separate entrance off the kitchen that has a small second kitchen (7,5m<sup>2</sup>) when you have some smelly fish or chips to cook.

Up the sculpted steps are 4 very spacious bedrooms (10,8m<sup>2</sup> 12,1m<sup>2</sup> 11,2m<sup>2</sup>) that are accessed from the delightful, spacious corridor (18m<sup>2</sup>) The master with ensuite (4,5m<sup>2</sup>) is like a luxurious hotel bedroom with a wonderful (30,5m<sup>2</sup>) of space. A family bathroom (5,3m<sup>2</sup>) completes this floor.

The separate garage is roomy (33m<sup>2</sup>) and easy to organise due to the size and can easily fit ride on mowers, garden tools and a large car.

This property is well maintained, lovingly cared for and is a must for a visit.

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