

OFFER ACCEPTED - Immaculately Renovated village house with courtyard, terraces, garden, pool.

## EXCLUSIVE



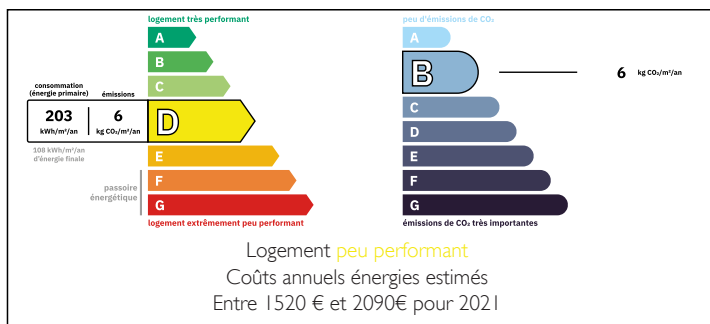
## INFORMATION

Town:	Champagne-et-Fontaine
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	695 m2

## IN BRIEF

Immaculately Renovated village Farmhouse situated at the periphery of a picturesque village. Extensive renovations have been carried out over the last 8 years including new roofs, all plumbing and rewiring. An unusual and unique swimming pool and various outbuildings. The house is wheelchair friendly and is fully equipped for reduced mobility in the ground floor bedroom and bathroom. There are no shops in the village, but a small bar and various food trucks visit in the main square. The nearest amenities are in Villebois Lavalette 10 km and Angouleme 30 km for high-speed trains to Paris and Bordeaux. Accessible airports: Bergerc 80 km, Limoges 99 km, Bordeaux 130 km, Poitiers 149 km.

## 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

An enclosed courtyard accesses the front door to the sitting, featuring an open fireplace, log burner insert and window to garden. Newly fitted kitchen with gas hob, ceramic double sink, dishwasher and washing machine, with French windows to the garden. The ground floor bedroom and bathroom are accessed from the courtyard and living room and fully equipped with hoist, for reduced mobility. On the first floor there's a large bedroom and bathroom and a master bedroom, with a large ensuite bathroom. Connected to mains drainage, double glazing and electric radiators.

Various newly laid terraces provide sunny and shaded areas. A beautiful summer kitchen with gas hob and sink, with the original beams providing cover and storage areas to the back. There's an outdoor swimming pool, which sits in one of the outbuildings and a large sunbathing deck above. A spacious garage is accessed from the garden and street.

GROUND Floor: Living Room 25.50m<sup>2</sup>, Kitchen 16m<sup>2</sup>, Bedroom reduced mobility 11m<sup>2</sup> with hoist to ensuite bathroom 7m<sup>2</sup>.

1ST Floor: Landing, Master bedroom 16m<sup>2</sup> with ensuite bathroom 17m<sup>2</sup>. 3rd Bedroom 18.5m<sup>2</sup> and bathroom 7.50m<sup>2</sup>.

HABITABLE Space: House 120m<sup>2</sup>, Summer Kitchen 50m<sup>2</sup>, Terraces, 220m<sup>2</sup>, Garage 55m<sup>2</sup>, Swimming pool 6m x 4m.

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

## LOCAL TAXES

Taxe foncière: 1298 EUR

Taxe habitation: EUR

## NOTES