

A delightful property with views, large garden and further potential near Villebois Lavalette

EXCLUSIVE

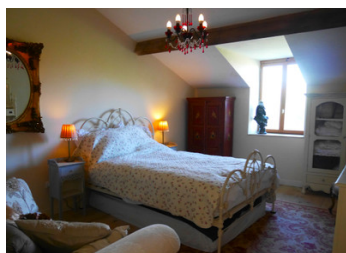
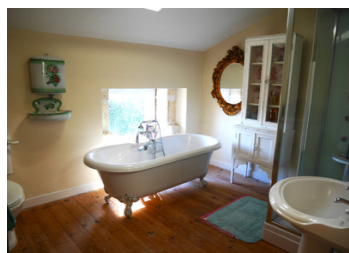


## INFORMATION

Town:	Champagne-et-Fontaine
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	170 m2
Plot Size:	7174 m2

## IN BRIEF

Great location for this lovely house within easy distance of Angouleme with its dynamic train either linking to airports, Paris/ Eurostar or Bordeaux and on to Spain. Short distance from Verteillac, Ribérac, Aubeterre sur Dronne, Brantome not forgetting Villebois Lavalette with as many markets, night markets, brocantes, kayaking days out as you could wish. The property, on top of the salon, and dining room, also has an entrance with reception area at the end and beyond the salon is another room!



## ENERGY - DPE

DPE not required.

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

The property could be fine-tuned to your wishes - currently you enter a large hall with loo, stairs and a open plan area for music/games or snug in total 18.5m<sup>2</sup>. Kitchen/breakfast room 24.5m<sup>2</sup>, sitting room with fireplace/dining room 17.6m<sup>2</sup> and 17.2m<sup>2</sup>, large office or library 15m<sup>2</sup>, downstairs bedroom 18m<sup>2</sup> moving on up to the landing bedrooms 21m<sup>2</sup> with ensuite and dressing room 15m<sup>2</sup> at ground level Bedroom 3 is 18m<sup>2</sup> and a family bathroom 8.7m<sup>2</sup>.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES