

Pretty 1 bedroom village house with a lovely private courtyard garden, perfect to be used as a holiday home!

EXCLUSIVE



## INFORMATION

|             |                       |
|-------------|-----------------------|
| Town:       | Champagne-et-Fontaine |
| Department: | Dordogne              |
| Bed:        | 1                     |
| Bath:       | 1                     |
| Floor:      | 48.25 m2              |
| Plot Size:  | 65 m2                 |

## IN BRIEF

This pretty 1 bed roomed house with its lovely and very private courtyard garden is in the small village of Fontaine, and is a perfect lock up and leave. One enters into the courtyard and goes up a few stone steps to enter into the entrance hall, to ones left is the kitchen, and straight ahead leads into the very cosy living room with its wood burning stove. Going down the spiral staircase there is the bedroom and a good sized shower room that also has excellent storage space. The courtyard has a small outbuilding that has a wc and a shower plus the connections for the washing machine.



## 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 house in detail :

Entrance hall - 3 m<sup>2</sup>

Kitchen - 5.20 m<sup>2</sup>

Living room - 16 m<sup>2</sup>

Bedroom - 15.95 m<sup>2</sup>

Shower room - 8.10 m<sup>2</sup>

Small outbuilding - 5.55 m<sup>2</sup>. Roof renewed in 2019.

Courtyard 65 m<sup>2</sup>.

Wood storage under the stone staircase leading up to the house.

Recently connected to mains drainage system.

## LOCAL TAXES

Taxe foncière: 328 EUR

Taxe habitation: EUR

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

## NOTES