

Large village house with 3 bedrooms a workshop and small easy to maintain garden.

EXCLUSIVE



INFORMATION

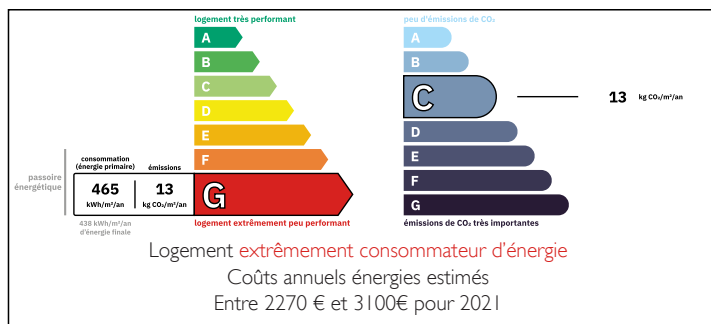
Town:	Champagne-et-Fontaine
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	120.4 m2
Plot Size:	364 m2

IN BRIEF

This very charming village property is in the village of Champagne et Fontaine. On the ground floor there is a large kitchen dining room with open fire place and door leading out to the back garden and the workshop. There is a cosy living room with a wood burning stove and also a downstairs wc. Going upstairs to the first floor there is a large landing and 2 large bedrooms plus a small bathroom with wc. Going up a second flight of stairs there is a room, plus the third bedroom, these two top floor rooms have very recently been renovated with new ceilings, velux sky windows, the ceilings have also been well insulated. To the back of the house there is a very private terraced area, the workshop and also a couple of old pig...



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

The property in greater detail :

Downstairs -
Kitchen / dining room - 27 m²
Corridor - 3 m²
WC 1 m²
Living room - 16.10 m²

First floor -
Landing - 12 m²
Bedroom 1 - 15.90 m²
bedroom 2 - 12.55 m²
Bathroom with wc - 3.70 m²

Top floor -
Room - 13.10 m²
bedroom 3 - 13.75 m².

Outside -
Workshop - 15.55 m²
Storage space above workshop - 15 m²
2 Small pig styes
Garden - 364 m²

Taxe foncière - 884€
Main drains.

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

LOCAL TAXES

Taxe foncière: **884 EUR**

Taxe habitation: **EUR**

NOTES