

Village property to update with sous-sol gardens and a private in-ground pool







INFORMATION

Town:	Champs-Romain
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	64 m2
Plot Size:	747 m2

IN BRIEF

Ideal holiday home or a family residence, situated on the edge of the village of Abjat-sur-Bandiat, this 1970's style property with sous-sol is ideal, offering an open kitchen, with wood burner, a living room, two bedrooms and a shower-room. The sous-sol is perfect for storage, a further bedroom has been created in the barn with a shower-room, great for invited family. The attached garden offers an in-ground salt water private pool of 8m X 4m and terraced area, secured by hedges. The barn offers lots of storage space and a wood store.





ENERGY - DPE



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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.

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LOCAL TAXES

Taxe foncière: Taxe habitation: 340 EUR EUR

DESCRIPTION

Nestled on the outskirts of the picturesque village of Abjat-sur-Bandiat, this delightful 1970s-style property offers the perfect blend of comfort, practicality, and charm—ideal as a tranquil holiday retreat or a full-time family home.

The main house features a bright open-plan kitchen equipped with a wood burner, a spacious living room, two comfortable bedrooms, and a shower room. Below, the sous-sol provides ample storage and utility space.

A thoughtfully converted barn adds further flexibility with an additional bedroom and en-suite shower room—perfect for guests or extended family.

The manageable attached garden is fully enclosed with mature hedging and boasts a private, in-ground saltwater pool $(8m \times 4m)$ and terraced area—perfect for outdoor dining and summer relaxation.

Additional features include generous storage space within the barn and a dedicated wood store.

This property combines rural charm with practical living, making it a rare find in this sought-after region.

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

NOTES