

Charming stone property with 2 houses, large barn, and a pool with stunning countryside views!



INFORMATION

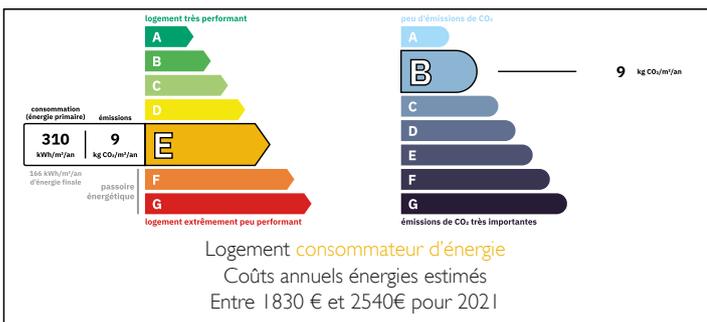
Town:	Champniers-et-Reilhac
Department:	Dordogne
Bed:	6
Bath:	4
Floor:	187 m ²
Plot Size:	1272 m ²



IN BRIEF

This stunning property offers incredible versatility with two separate houses, each featuring 3 bedrooms, plus a spacious barn with the potential to be converted into a third residence. The charming garden includes a beautiful swimming pool with picturesque countryside views, a pétanque court, a play area, and several inviting seating areas, including one with an outdoor fireplace—perfect for enjoying outdoor living year-round. Ideally located, the property is within walking distance of a café and restaurant, with the delightful French towns of Saint Mathieu and Piégut-Pluviers, renowned for its popular weekly market, just a few kilometers away.

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 Offers:

House 1:

Ground Floor:

- Entrance area opening to the kitchen
- Open-plan kitchen and living room with a wood burner
- Dining area adjacent to the kitchen, total area 48m²
- Bedroom (10m²) with en-suite bathroom

First Floor:

- Bathroom
- Bedroom (11m²)
- Bedroom (11m²)

Additional information:

- Double glazing
- Central heating thanks to a pellet burner located in the barn.
- Wood burner
- Conforming septic tank

House 2:

Ground Floor:

- Entrance
- Living room and kitchen (28m²) with an Invicta wood stove
- Pantry
- Bedroom (11m²) with built-in cupboard
- Bathroom with bath and shower

First Floor:

Divided into two sections with two separate staircases:

- One side features an open mezzanine (16m²)

LOCAL TAXES

Taxe habitation: EUR

NOTES