

Charming Stone Home in the Dordogne with Garden & Outbuildings



INFORMATION

Town:	Champagne-et-Fontaine
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	172 m2
Plot Size:	1094 m2



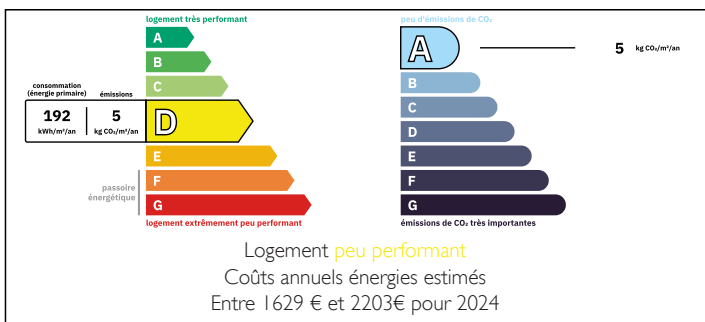
IN BRIEF

Located in a peaceful village, this beautifully restored stone home blends authentic French character. Featuring exposed stone walls, a sun-filled garden, and multiple living areas, it's ideal as a family home or countryside retreat.

The property offers 3 bedrooms (2 with en suite shower rooms), a study which can be used as a bedroom, two living rooms, and a charming walled garden. A collection of outbuildings—including a convertible section, garage, and sheds—offers exciting potential for expansion or creative use.

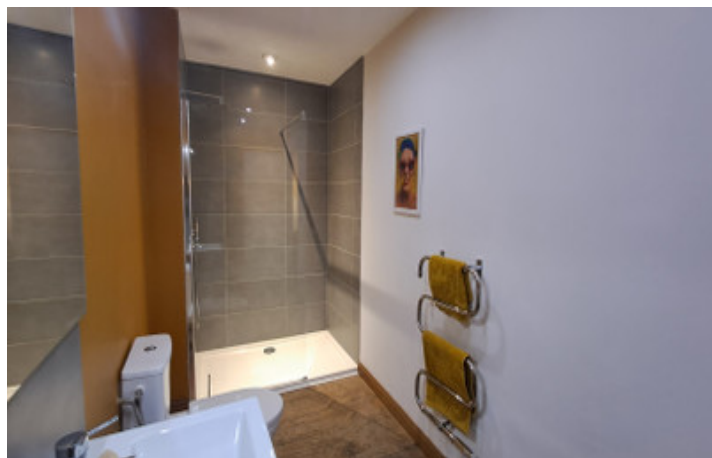
Set in the heart of the Dordogne, this home is perfect for second-home buyers or those seeking a slower pace of life in one of France's most picturesque regions

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

Charming Stone Home with Garden & Outbuildings in the Heart of the Dordogne

Nestled in a very picturesque village, this beautifully restored stone and moellon home is full of French character and countryside charm. Located in the sought-after Dordogne region—renowned for its rolling landscapes, local markets, and rich heritage—it's the ideal retreat for second-home buyers or families looking to settle into a peaceful, authentic lifestyle.

Lovingly renovated with respect for its historic roots, the home showcases exposed stone walls, original features, and a welcoming warmth throughout. The ground floor includes an inviting entrance hall leading into a cozy kitchen, a north-facing living room that opens to a tranquil inner courtyard, and a sun-drenched south-facing lounge with direct access to the terrace and lush garden—perfect for relaxing or entertaining.

A corridor connects the living spaces to the kitchen, cellar, and outdoor garden, creating an easy, flowing layout. Upstairs, a wide hallway leads to a dedicated study and three spacious bedrooms—two with private en suite shower rooms—ideal for hosting family and friends in comfort.

Outside, the flower-filled walled garden offers a peaceful oasis with space to unwind and soak in the Dordogne sunshine. The property also features a range of character-rich outbuildings, including a partially convertible wing, a covered open area, a wood shed, a former pigsty, a stone garage, and a rustic old shed—offering endless possibilities for creative projects, guest accommodations, or workshop space.

Whether you're dreaming of weekend escapes, long summer stays, or a full-time home in one of...

LOCAL TAXES

Taxe habitation: EUR

NOTES