

Characterful 3 bedroom property in a historical village, La Chapelle-Faucher with courtyard and garden



INFORMATION

Town:	BRANTOME
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	188 m ²
Plot Size:	435 m ²



IN BRIEF

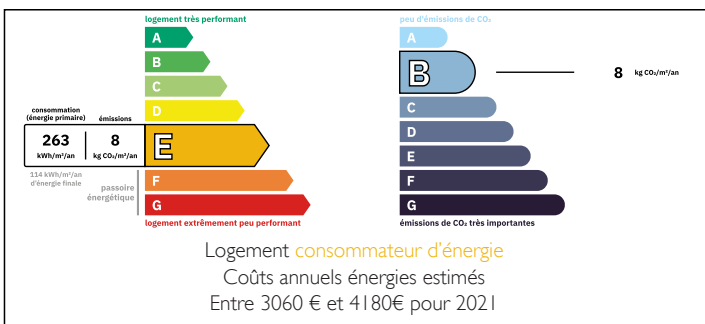
Charming character property of approximately 188 m² located in the heart of the historic village of La Chapelle-Faucher.

Access is via an external staircase leading directly into a bright and spacious 40 m² living room with recently installed double glazing. On the left, a mezzanine offers an ideal office space or additional bedroom, along with a third bedroom in the eaves and a gym or storage area below.

To the right, a hallway with built-in storage leads to a shower room with WC, a utility area, and a double bedroom with walk-in wardrobe.

On the lower level, there is a fully fitted country-style kitchen full of character, featuring exposed stone walls and beams. A master bedroom with en-suite bathroom completes this level.

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.



LOCAL TAXES

Taxe foncière: 1700 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

You can access the property from the side via a staircase that leads directly into a spacious 40 m² living room, benefiting from new double glazing throughout.

To the left, a mezzanine provides an ideal office space plus there is a third bedroom in the eaves, with a gym or storage area below.

To the right of the living room, a hallway with ample built-in storage leads to a shower room with WC, an electric hot water tank, and plumbing for a washing machine. Adjacent to this is a comfortable double bedroom with a walk-in wardrobe.

A staircase leads down to a charming country-style kitchen fitted with modern appliances. This space is full of character, featuring exposed stone walls, original beams and tiled flooring, with plenty of room for a dining table.

Also on the ground floor is a master bedroom with an en-suite bathroom. In addition, there is a separate WC accessed from the courtyard garden.

A door from the house opens directly onto an enclosed courtyard garden, perfect for relaxing or entertaining. Just across a small lane, a terraced garden offers an additional outdoor space, ideal for summer dining and enjoying evenings with family and friends.

This property would suit a range of buyers, whether as a family home, a couple's retreat, or a characterful residence in a historic setting. It is ready to move into and has been tastefully renovated over the years.

The property is connected to mains water, electricity and drainage and has fibre internet.

Additional photos...