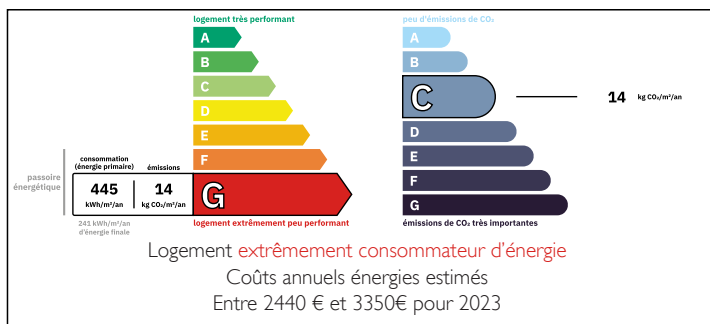


Lovely holiday property with beautiful gardens and guest house

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Champagne-et-Fontaine
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	68 m <sup>2</sup>
Plot Size:	2120 m <sup>2</sup>

## IN BRIEF

Charming Stone House with Views and Guest Cottage in Dordogne

Nestled on the outskirts of the picturesque village of Champagne-et-Fontaines in the Dordogne, this charming old stone house offers breathtaking countryside views and timeless character. The main house features two cozy bedrooms and a renovated open-plan kitchen and living area, blending rustic charm with modern comfort. Character touches such as exposed stone and wooden beams have been preserved.

An adjoining barn provides generous space with large openings, currently home to a delightful summer kitchen — perfect for entertaining. An adjoining outbuilding is ideal for storage, and the former art studio has been converted into a quaint guest house, ideal for visitors or creative pursuits. There is also an underground water tank for garden

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 habitation: EUR

## NOTES

## DESCRIPTION

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An adjoining barn provides generous space with large openings, currently home to a delightful summer kitchen — perfect for entertaining. An adjoining outbuilding is ideal for storage, and the former art studio has been converted into a quaint guest house, ideal for visitors or creative pursuits. There is also an underground water tank for garden irrigation — both practical and environmentally friendly. A rare opportunity combining peace, charm, and potential — ideal for a primary residence, holiday home, or artistic escape.

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