

1980's style villa with eclectic charm, spaciousness and a lovely garden with gorgeous woods and gated entry



## INFORMATION

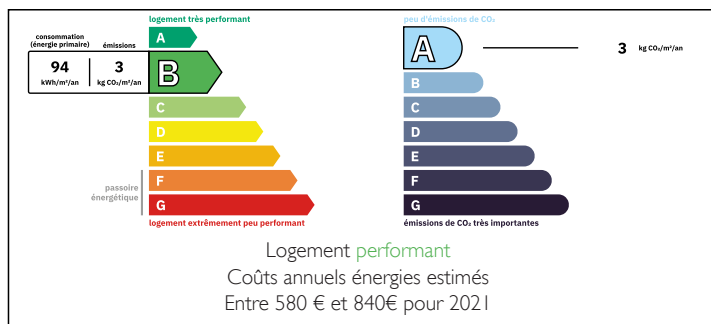
Town:	Champniers-et-Reilhac
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	95 m2
Plot Size:	5830 m2

## IN BRIEF

Set in the heart of a lush 5,830 m<sup>2</sup> park, this bright and charming 1980s home offers a perfect blend of comfort, practicality, and natural surroundings. Close to a village with an Irish food serving pub and a lovely cafe, its the ideal location. It is midway to 2 lovely villages that have supermarkets, bakeries, pharmacies, petrol stations and more. Situated in the lovely Park Naturel regional Perigord Limousin, its an ideal location to explore this fabulous area.



## 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

From the moment you enter, you'll appreciate the generous spaces, including a welcoming entrance hall, a cozy living room, three comfortable bedrooms, a functional kitchen, a bathroom, and a separate toilet. A spacious, sun-drenched terrace with three awnings extends the living area outdoors—ideal for relaxing or entertaining.

The lower ground level features a garage, a workshop, and a utility room, providing ample storage and workspace. The property is surrounded by mature trees and includes a well, creating a peaceful, private environment.

Comfort is assured with double glazing, a heat pump system, and a roof that was redone in 2013. A perfect choice for nature lovers seeking tranquility.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES