

House with kitchen, dining room, living room with chimney, 3 bedrooms, 2 bathrooms wc., office garage land.



INFORMATION

Town:	Chantérac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	155 m2
Plot Size:	19140 m2



IN BRIEF

Property located in a charming and quiet hamlet comprising a house on two levels of 155 m2.

Ground floor: Entrance to equipped kitchen, a dining room with fireplace, bedroom with outdoor access with fireplace and private bathroom with toilet.

Access to the floor by internal staircase from the dining room overlooking two bedrooms, a large living room with fireplace, a bathroom and separate toilet.

Old kitchen that can become a dining area or an office.

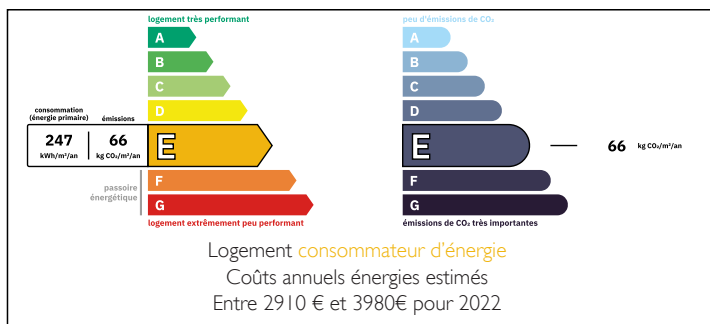
Also a back kitchen with workshop and cellar. Large garage attached to the house and outbuildings promote storage.

ideal for agricultural exploitation. Covered summer terrace.

On a plot located on the north side of the property, there is a walnut grove plantation.

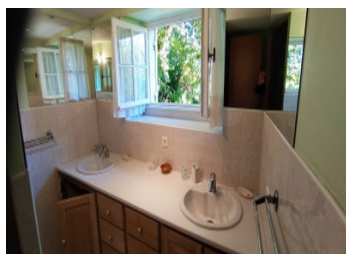
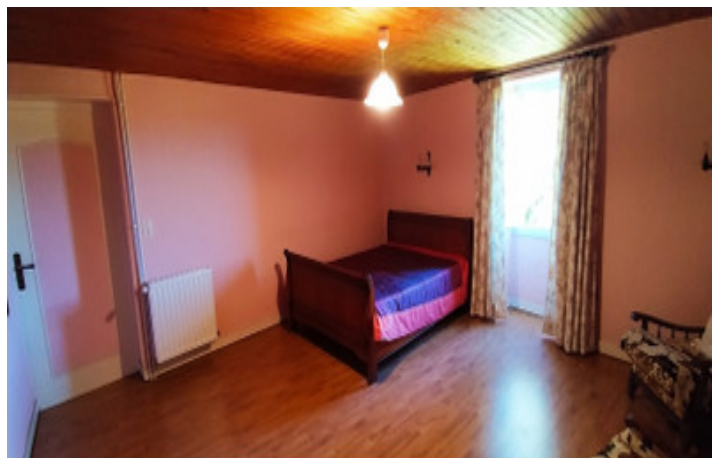
South side, a large meadow opens up in front of you with its source.

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: 1500 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

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Beautiful View in the countryside .

Possibility of installing a swimming pool.

Oil-fired central heating. Septic tank sanitation; 10 minutes from St Astier with all amenities needed, Thursday's market , station and A89.

1 hour drive to Bergerac airport and 90 minutes to Bordeaux.

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