

Old bakery and six-bedroomed stone house in attractive village in the Green Périgord.



INFORMATION

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| Town: | Champagnac-de-Belair |
| Department: | Dordogne |
| Bed: | 6 |
| Bath: | 1 |
| Floor: | 267 m2 |
| Plot Size: | 321 m2 |

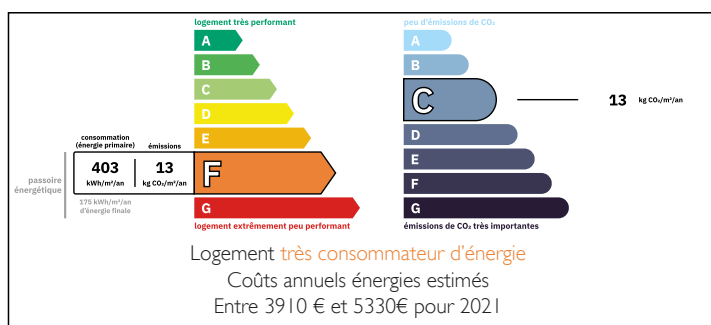


IN BRIEF

This old bakery is to be found in a super location. Only 7 minutes by car from the popular tourist town of Brantôme-en-Périgord, with its supermarkets, restaurants and all services. Twice weekly markets during the summer season and packed with tourists.

Champagnac itself is a quiet market town, but with post office, doctor's and chemist's all within walking distance.

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

This stone property was built in the 19th century and has served as a baker's shop and residence until quite recently.

The house: On the ground floor: Entrance: 10.27m² with toilet. Spacious dining room with wooden floors 18m². On the first floor: landing (22m²); three good-sized bedrooms (26.92m²; 21.38m²; 18.8m²) also with wooden floors and cupboards; bathroom (5.54m²) with bath and shower. Next door is the old baker's shop. On the ground floor: shop space (18.52m²); bakery with old oven (40.37m²); two kitchens (17m²; 16.89m²) with tiled floors. Living room/office (8.21m²); toilet. On the first floor: landing, two bedrooms (14.31m²; 12.68m²). Heating through electric radiators. Some doors and windows are double-glazed. Outbuildings: Double garage (36.86m²) with up-and-over door. Garden.

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

LOCAL TAXES

Taxe foncière: 2300 EUR

NOTES