

A superb property 4/5 bedroom, 3-b/rm south of Villebois Lavalette with pool land and covered terrace

EXCLUSIVE



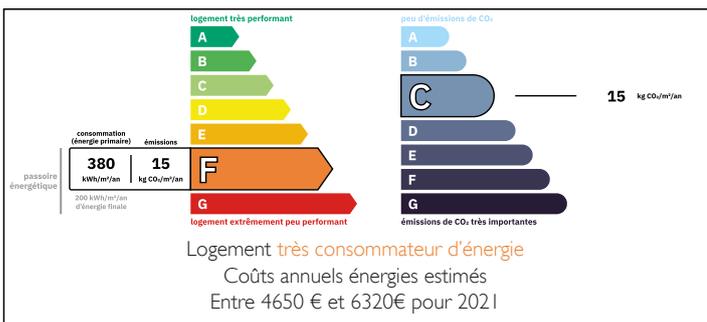
INFORMATION

Town:	Champagne-et-Fontaine
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	135 m2
Plot Size:	28552 m2

IN BRIEF

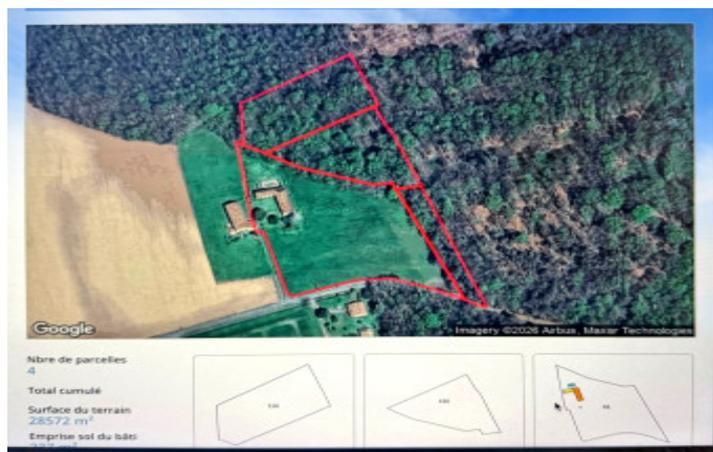
This is a perfect family home, investment property or holiday escape, featuring a beautiful, heated swimming pool with a new liner, set beside a covered barbecue and games terrace. You enter into an open-plan living space with sitting, dining and kitchen areas. Three bedrooms one ensuite and second shower room. All on one level - the right-hand side of the property has an independent entrance into (currently a bedroom with childrens sleeping deck and shower room - easily big enough to create an independent studio guest wing. The land consists a manageable garden, woods and pasture cut currently by a local. The property is located 10 km south of the highly sought-after town of Villebois-Lavalette and 37kms south of Angouleme with festivals, high speed trains linking both Bordeaux and Paris so making international and national travel easy. ...

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

You enter the property into the open plan living/dining and kitchen area 40m² (including stairs going up to attic with potential), large fireplace. To the left is the master bedroom suit 20m² and shower room 7.7m² access to a small terrace. To the left of the living room is a small hallway with shower room 3m² and 2 bedrooms 11 and 18m². Here is a connecting door to either a guest annex accessible from outside as well 18.4m² with mezzanine 9.3 and shower area. The covered terrace could easily have one end closed as an atelier or garage - it is very big. Heated pool with new liner. Small wood store or future hen house.

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

LOCAL TAXES

Taxe foncière: **949 EUR**

Taxe habitation: **EUR**

NOTES