

Beautiful village properties with large outbuildings, pool and views in the heart of the Dordogne



EXCLUSIVE

INFORMATION

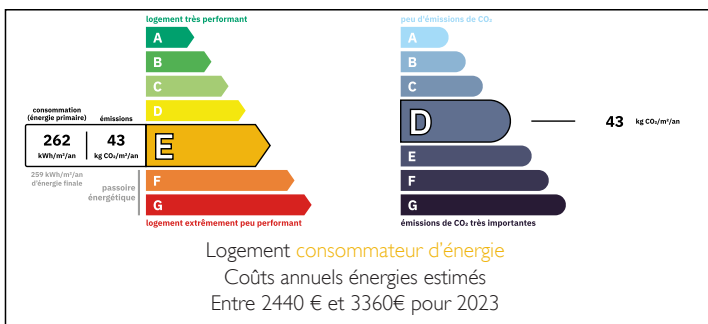
Town:	Champagne-et-Fontaine
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	160 m ²
Plot Size:	6269 m ²



IN BRIEF

Charming stone property set in the heart of a Dordogne village, offering space and great potential. The main house features a bright 35 m² fitted kitchen and a 30 m² living room with 5 m high ceilings and woodburner. Ground floor also includes a large 43.5 m² bathroom and separate WC. Upstairs: two bedrooms (10.5 m² and 10 m²), one with a 6 m² ensuite. Outside, enjoy a swimming pool, fenced garden and adjoining land. Outbuildings include a 157 m² barn (artist's studio), a second 122 m² barn for conversion (subject to permission), and a 100 m² open barn for parking. A separate guest house offers 35 m² downstairs and a 14 m² bedroom upstairs. Courtyard to the front, private garden to the rear. Close to Angoulême.

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

Nestled in the heart of a charming Dordogne village, this characterful stone property offers generous volumes and excellent potential for further development.

The main house opens into a spacious and light-filled fitted kitchen of 35 m², perfect for family living and entertaining. This leads into an impressive 30 m² living room with a striking ceiling height of 5 metres and a woodburner, creating a warm and inviting atmosphere. The ground floor also features a large 43.5 m² bathroom with bath, shower and WC, as well as a separate WC.

Upstairs, two bedrooms are accessed from the living room: one measuring 10.5 m², and a second of 10 m² with its own 6 m² ensuite shower room with WC, enjoying lovely open views.

To the rear of the house, the outdoor space includes a large swimming pool, a fenced garden and adjoining land, ideal for enjoying the peaceful surroundings. An adjoining open barn of 100 m² provides covered parking for several vehicles.

The outbuildings are a real highlight: a substantial barn of 157 m², currently used as an artist's studio, offering numerous possibilities (workshop, storage, classic car collection, etc.), as well as a second characterful barn of 122 m², which could be converted subject to the necessary planning permissions.

A separate building, currently used as a guest house, completes the property. It offers approximately 35 m² of living space on the ground floor with an open-plan living area and kitchen, shower room, and upstairs a bright 14 m² bedroom with...

LOCAL TAXES

Taxe foncière: 1325 EUR

Taxe habitation: EUR

NOTES