

For sale - In CHANTERAC - Charming 5-bedroom stone property in a quiet location with countryside views



INFORMATION

Town:	Chantérac
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	300 m2
Plot Size:	3400 m2



IN BRIEF

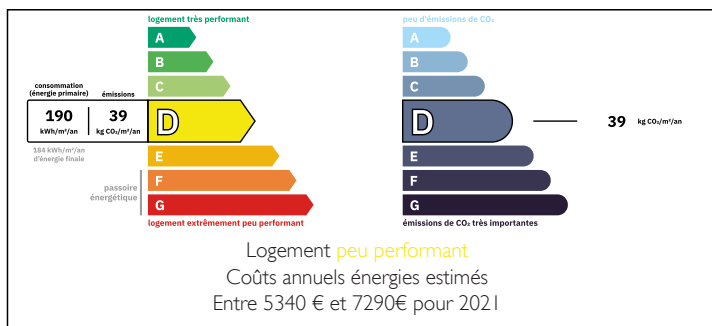
CHANRERAC - Stone house with 5 bedrooms

The property comprises:

- Ground floor: 1 conservatory, 1 fitted utility room, 1 fitted kitchen opening onto a dining room, 1 living room, 1 toilet, 1 games room, 1 bedroom with shower room and toilet, 1 laundry room, 1 boiler room, 1 cellar and 1 garage
- Upstairs: mezzanine with storage cupboard, 4 bedrooms, 1 of which has an en-suite bathroom and WC, and 1 with a bathroom (bath and shower), WC and dressing room.
- Outside: 1 carport

- 24 m² heated conservatory with a wood-pellet stove, views over the countryside
- Property in perfect condition and very well maintained
- Carport and garage with electric door
- Enclosed, wooded grounds with numerous fruit trees

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 property, situated on the hills above Chantérac, is located:

- 9 km from St Astier railway station
- 12 km from the A89 motorway junctions
- 50 km from Bergerac Airport
- 24 km from Périgueux railway station
- 20 km from the Auchan retail park

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- Property in perfect condition and very well maintained
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- Enclosed, wooded grounds with numerous fruit trees
- Underfloor heating throughout the house, 1 wood-burning insert and 1 pellet stove
- Fully equipped kitchen and utility room
- Spacious rooms and excellent natural light
- 1 bedroom on the ground floor with shower room and WC
- 4 bedrooms upstairs, including 1 with en-suite bathroom and WC and 1 with shower room, WC and walk-in wardrobe.

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

NOTES