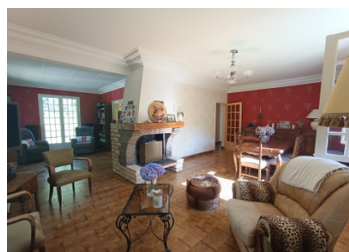


House with great potential, spread over three floors, with a large garden full of trees



## INFORMATION

Town:	Champcevinel
Department:	Dordogne
Bed:	7
Bath:	3
Floor:	195 m <sup>2</sup>
Plot Size:	3724 m <sup>2</sup>



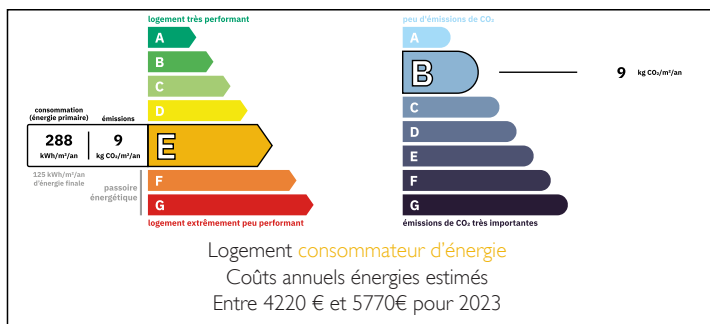
## IN BRIEF

An authentic Périgord house offering great potential, ideal for a large family, a rental venture or a holiday cottage business. This characterful property comprises three separate levels, offering a wide range of possibilities for conversion and use.

Situated in the immediate vicinity of shops, schools and amenities, it enjoys a convenient location whilst benefiting from pleasant surroundings. The property stands on a large, tree-lined plot offering peace and privacy.

You will also appreciate its many outdoor features: a double garage, a garden shed and extensive green spaces. The spacious rooms, the charm of the period property and the numerous possibilities for conversion will appeal to buyers seeking a unique property to develop according to their own tastes.

## ENERGY - DPE



A rare opportunity combining character, space and

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

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A rare opportunity combining character, space and potential in a sought-after area.

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

## LOCAL TAXES

**Taxe foncière: 2000 EUR**

## NOTES