

2 Bedroomed house with 1 bedroom gite, garage and wonderful views in North Dordogne near Brantôme en Perigord

EXCLUSIVE

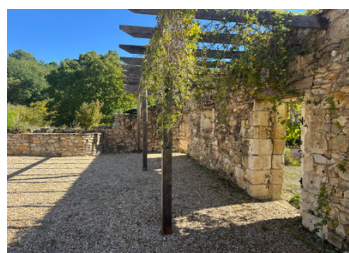


INFORMATION

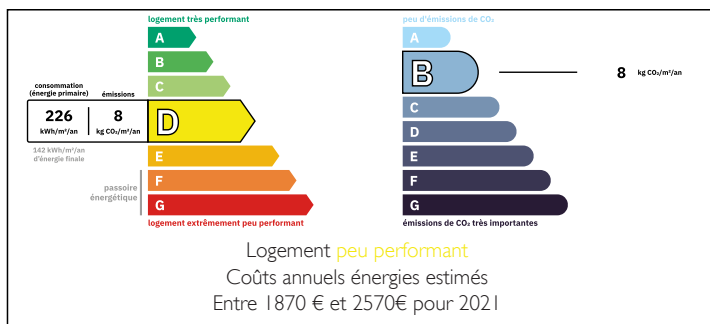
Town:	Champagnac-de-Belair
Department:	Dordogne
Bed:	3
Bath:	4
Floor:	162 m2
Plot Size:	4664 m2

IN BRIEF

Close to Champagnac-de-Belair and Brantôme, this versatile property offers two independent homes, ideal for a family home with guest accommodation, a holiday home or rental potential. The main house has 2 bedrooms, 2 shower rooms, a large living room and kitchen. The adjoining second house offers a living room, open-plan kitchen, bedroom, 2 shower rooms and utility room. Outside are several terraces, a large lawned garden with far-reaching countryside views, plenty of parking and a large two-storey garage with potential for conversion, subject to planning permission. A peaceful location close to the amenities of Brantôme.



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

Located close to the sought-after village of Champagnac-de-Belair, near the popular riverside town of Brantôme, this charming property offers two independent living spaces, making it ideal as a family home with guest accommodation, a holiday home or a property with rental potential.

You enter the main house, which offers approximately 100m² of habitable space, via a covered terrace, leading directly into the large and welcoming 44m² living room. There is plenty of space for both a comfortable lounge area and a dining area. The room benefits from a log-burning stove as well as electric radiators.

To the left of the living room is a bedroom with a built-in wardrobe and a shower room with washbasin and WC. Behind the living room is a second bedroom with its own shower room and WC. There is also a large storage cupboard housing the electric hot water tank.

At the rear of the property is the kitchen, fitted with a good range of cupboards and providing direct access to the outside.

Attached to the main house is the second house, offering approximately 62m² of habitable space and a similar level of independence. It has a large living room with plenty of space for a dining table and lounge area, as well as its own log-burning stove. The kitchen is open plan to the living room. There is also a large covered terrace at the front of the house.

To the right of the kitchen is a shower room and utility room, while...

NOTES