

Spacious 4 Bedroom village property with separate garage and large fishing lake !



INFORMATION

Town:	Champniers-et-Reilhac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	220 m2
Plot Size:	19880 m2



IN BRIEF

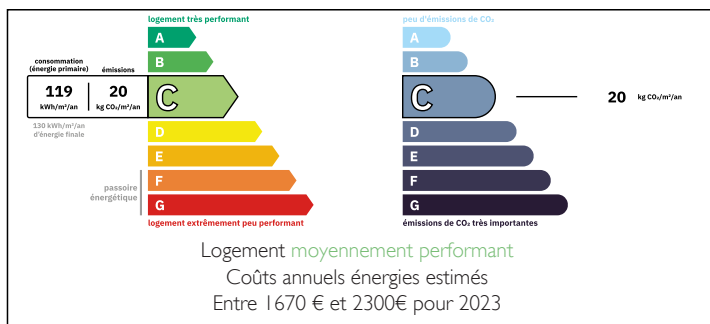
Situated within walking distance of the sought-after village of Champniers-et-Reilhac, this spacious detached property offers approximately 220m² of habitable living space set within 19,880m² of land.

The property features four bedrooms and two bathrooms, providing generous accommodation for family living or a comfortable permanent/holiday home. Outside, there is a separate garage and an exceptional approximately 2-acre carp lake, creating a peaceful and private setting with excellent potential for fishing and outdoor enjoyment.

The village is conveniently within walking distance and offers local amenities including a bar and restaurant, while the surrounding countryside provides a beautiful rural setting.

A rare opportunity to acquire a substantial detached home with extensive land and its own private fishing

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.



LOCAL TAXES

Taxe foncière: 1607 EUR

NOTES

DESCRIPTION

Detached 4-Bedroom House with Private 2-Acre Carp Lake, Extensive Grounds & Panoramic Views

Champniers-et-Reilhac – Walking Distance to Village Centre

An exceptional opportunity to acquire a substantial detached property offering approximately 220m² of habitable living space, set in a private and peaceful location with 19,880m² of gardens and land, including a magnificent approximately 2-acre private carp lake.

The property was built by the current owner and has been thoughtfully designed to make the most of its superb position and panoramic countryside and lake views. Although enjoying a wonderfully private setting, the house is conveniently situated within walking distance of the centre of Champniers-et-Reilhac, where there is a bar, restaurant and café.

The accommodation is spacious and versatile, with generous reception rooms, two kitchens and four bedrooms, making this an ideal family home, permanent residence or potential holiday property.

Ground Floor

The property is entered via a generous 16m² entrance hall, providing access to the principal living accommodation.

The impressive 36m² lounge offers a comfortable and welcoming space in which to relax and enjoy the views.

A 6m² shower room is also located on this level.

The 26m² kitchen is a particular highlight, featuring an Aga and enjoying stunning views over the private lake. This is a wonderful room for entertaining, cooking and enjoying the property's beautiful