

Charming 4-bedroom village house with large unoverlooked garden and garage



INFORMATION

Town:	Champagne-et-Fontaine
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	170 m2
Plot Size:	838 m2

IN BRIEF

This charming house is ideally situated in a village between the Charente and Dordogne rivers, less than 10 minutes from the shops and schools of Verteillac, and 35 minutes from Angoulême TGV station.

The house comprises a large entrance hall, a bright living room opening onto the garden, a separate kitchen and a room that could be converted into a bedroom on the ground floor.

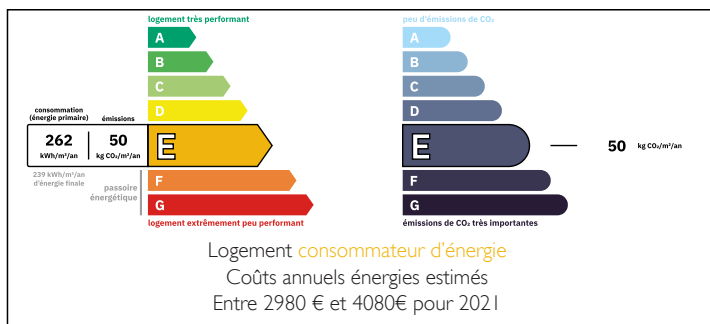
Upstairs, the landing leads to 3 bedrooms and 2 bathrooms.

This house offers a multitude of possibilities for a family or a professional, with the potential to create independent spaces to suit your needs.

The rear of the house opens onto a large terrace and a garden of over 800 m², with no overlooked



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

The 170 m² house comprises :

Ground floor:

- Entrance hall with open fireplace: 11 m².
- Living room with French windows opening onto the terrace and garden: 26 m².
- Old kitchen: 25 m²
- Former garage with WC area: 27 m²

First floor:

- Large landing: 20 m²
- Bedroom 1: 11 m²
- Bedroom 2: 17 m² with private shower room
- Bedroom 3: 15 m²
- Bathroom
- Bedroom 4 (currently a second living room with a door to the outside): 23 m².

Outside, an outbuilding of approx. 50 m².

- Mains drainage
- Oil-fired central heating
- West-facing terrace

Plans, additional photos and videos available on request.

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

LOCAL TAXES

Taxe foncière: 1003 EUR

Taxe habitation: EUR

NOTES