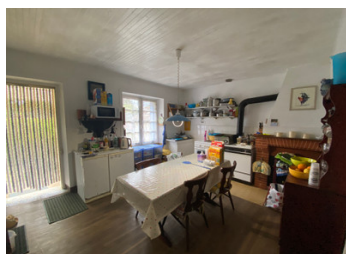


Village property to update with sous-sol gardens and a private in-ground pool



INFORMATION

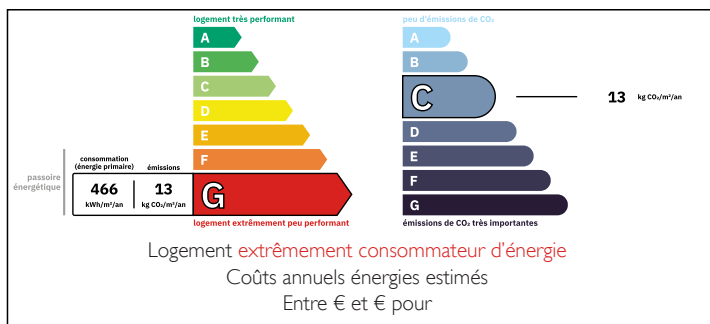
Town:	Champs-Romain
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	64 m2
Plot Size:	747 m2



IN BRIEF

Ideal holiday home or a family residence, situated on the edge of the village of Abjat-sur-Bandiat, this 1970's style property with sous-sol is ideal, offering an open kitchen, with wood burner, a living room, two bedrooms and a shower-room. The sous-sol is perfect for storage, a further bedroom has been created in the barn with a shower-room, great for invited family. The attached garden offers an in-ground salt water private pool of 8m X 4m and terraced area, secured by hedges. The barn offers lots of storage space and a wood store.

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

Nestled on the outskirts of the picturesque village of Abjat-sur-Bandiât, this delightful 1970s-style property offers the perfect blend of comfort, practicality, and charm—ideal as a tranquil holiday retreat or a full-time family home.

The main house features a bright open-plan kitchen equipped with a wood burner, a spacious living room, two comfortable bedrooms, and a shower room. Below, the sous-sol provides ample storage and utility space.

A thoughtfully converted barn adds further flexibility with an additional bedroom and en-suite shower room—perfect for guests or extended family.

The manageable attached garden is fully enclosed with mature hedging and boasts a private, in-ground saltwater pool (8m x 4m) and terraced area—perfect for outdoor dining and summer relaxation.

Additional features include generous storage space within the barn and a dedicated wood store.

This property combines rural charm with practical living, making it a rare find in this sought-after region.

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

LOCAL TAXES

Taxe foncière: 340 EUR

Taxe habitation: EUR

NOTES