



Ref: A36610KAW24

Price: 294 250 EUR

agency fees included: 7 % TTC to be paid by the buyer (275 000 EUR without fees)

Characterful 3 bedroom property in a quiet historic village













INFORMATION

Town: La Chapelle-Faucher

Department: Dordogne

Bed: 3

Bath: 2

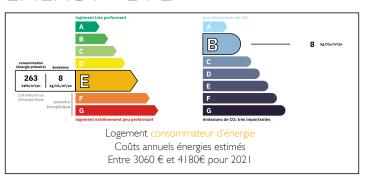
Floor: 188 m²

Plot Size: 435 m²

IN BRIEF

Nestled in the heart of a picturesque and historic village, this 3 bedroom character home blends timeless charm with modern comfort. Featuring period details, spacious living areas and a private courtyard garden, this property offers a rare opportunity to enjoy tranquil village life while remaining conveniently connected to local amenities.

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.



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LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

This property is over two floors and has three potential entrances.

The main entrance on the first floor takes you immediately into a cozy yet spacious living room 40m2 with new double glazing throughout.

To the left of this room you will find a mezzanine office /3rd bedroom space over a gym.

To the right of the living room you will find a hall with plenty of cupboard space, a shower room, wc, and a double bedroom with walk in wardrobe.

Down the original staircase you arrive in the country style kitchen with modern appliances. Original features such as exposed stone walls, exposed beams and tiled floor.

A master bedroom is also on the ground floor with ensuite bathroom and separate wc.

A door opens directly onto an enclosed courtyard garden which is perfect for entertaining or relaxing. Not to mention the terraced garden just across a lane perfect for summers nights outside dining and drinks gatherings with friends and family.

This property is ideal for families, couples or those seeking a unique home in a heritage rich community.

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