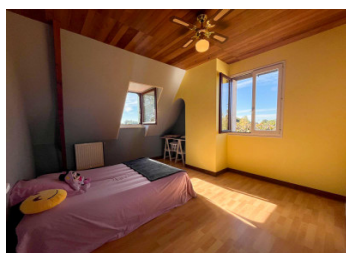
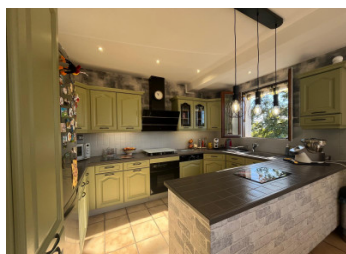


Beautiful character property in the Périgord Noir, in the heart of the authentic village of Châtres.



INFORMATION

Town:	Châtres
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	170 m ²
Plot Size:	3871 m ²



IN BRIEF

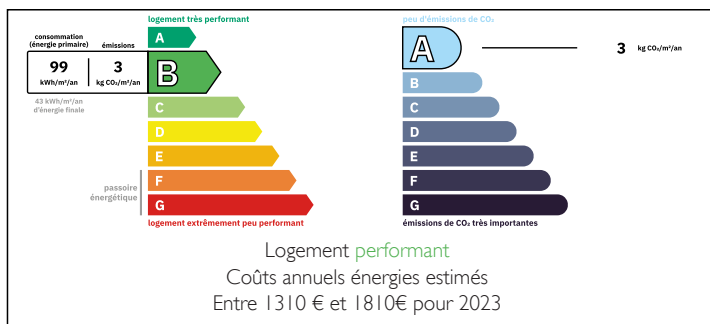
Superb 170 m² property located in Châtres, a charming village just 10 minutes from Lardin-Saint-Lazare and Hautefort, close to all amenities.

The main house, perfectly maintained, offers on the ground floor a spacious, bright living room of 44 m² opening onto a beautiful sunny terrace, a modern and functional 22 m² kitchen, a utility/laundry room with a bathroom, as well as a 14 m² office that can be used as a ground-floor bedroom.

Upstairs: three spacious bedrooms (11 to 17 m²), including a master suite with a balcony, a large bathroom with bathtub and shower, and separate toilets.

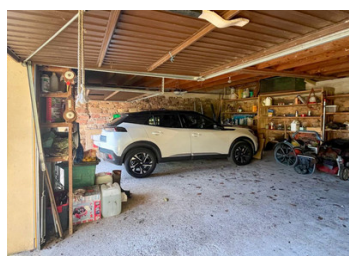
As for the outbuildings: a double garage, a 30 m² basement/cellar, a 10x5 m swimming pool with a dome and a summer kitchen/cabin, and an additional

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 in the peaceful commune of Châtres, just ten minutes from Lardin-Saint-Lazare and Hautefort, this magnificent 170 m² property perfectly combines elegance, comfort, and quality of life. Nestled in a calm and green environment, it enjoys an excellent location close to schools, shops, and essential services. A bus stop in the village provides direct access to schools from primary through high school, making daily family life convenient and easy.

The main house, built over two levels, stands out for its generous volumes and abundant natural light. From the entrance, the tone is set with a spacious 44 m² living room flooded with sunlight through large openings leading onto the terrace. This welcoming space, ideal for entertaining or relaxing with family, flows seamlessly onto a beautiful sunny terrace, extending the living area outdoors. The modern and spacious 22 m² kitchen is fully equipped, combining practicality and conviviality, allowing you to cook while enjoying pleasant views of the garden. Nearby, a connected utility/laundry room includes a functional bathroom and ample storage, enhancing the comfort of the ground floor.

A 14 m² office completes this level and can easily be converted into a ground-floor bedroom, perfect for hosting a parent, a teenager seeking independence, or creating a comfortable home office. Separate toilets are also conveniently located on this floor.

Upstairs, the sleeping area offers three bright and welcoming bedrooms ranging from 11 to 17 m². The master suite features a private balcony overlooking the garden and pool, creating a true...

LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

NOTES