

## Charming stone house quietly situated at Fanlac, Périgord Noir



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Fanlac   |
| Department: | Dordogne |
| Bed:        | 2        |
| Bath:       | 1        |
| Floor:      | 180 m2   |
| Plot Size:  | 42205 m2 |

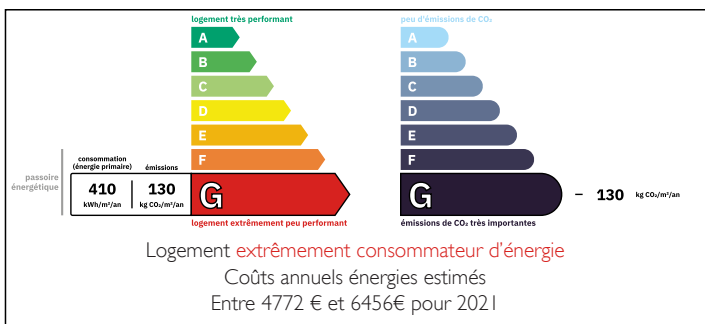
## IN BRIEF

Discover this beautiful stone house, nestled just 10 minutes from Montignac, in the heart of the Black Périgord. Ideally situated in a calm and preserved environment, this property offers you the luxury of privacy thanks to its wooded land of approximately 4 hectares, with no nearby neighbors. Ideal for:

- Nature lovers and those who appreciate preserved landscapes.
- Family projects, with plenty of space to thrive.
- A second home, for peaceful getaways in the heart of the Black Périgord.

Don't miss this unique opportunity to acquire a charming house in an idyllic setting. Contact us today to arrange a visit and be enchanted by this exceptional property!

## 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

### Property Features:

- Area: Approximately 180 m<sup>2</sup> of living space spread over three levels.
- Main level: A spacious, bright living room with a fireplace, perfect for social gatherings, and a functional kitchen.
- Upper floor: Two large attic bedrooms, offering a cozy and warm space.
- Garden level: A spacious summer kitchen, a bathroom, and two additional rooms to be arranged according to your needs and desires.

### Highlights:

- Flexible layout: The interior can be redesigned according to your plans, whether for a primary or secondary residence.
- Comfort: Central heating with oil for optimal comfort during cooler seasons.
- Semi-underground garage: Convenient for parking and storage.
- Natural spring: A spring in the valley, a rare and enjoyable feature for enjoying nature

Approximate dimensions in m<sup>2</sup>

Living room: 9.5 x 4.8 = 45

Entrance: 7

Kitchen: 18.5

Toilet: 1.5

Bedroom: 18 (from height 1.8) length: 8

Workshop: 12 (from height 1.8) length 5.4

Garden level: 65 different places

Garage: 24

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

## LOCAL TAXES

Taxe foncière: 1045 EUR

Taxe habitation: EUR

## NOTES