

Old bakery and six-bedroomed stone house in attractive village in the Green Périgord.



INFORMATION

Town:	Champagnac-de-Belair
Department:	Dordogne
Bed:	6
Bath:	1
Floor:	267 m2
Plot Size:	321 m2

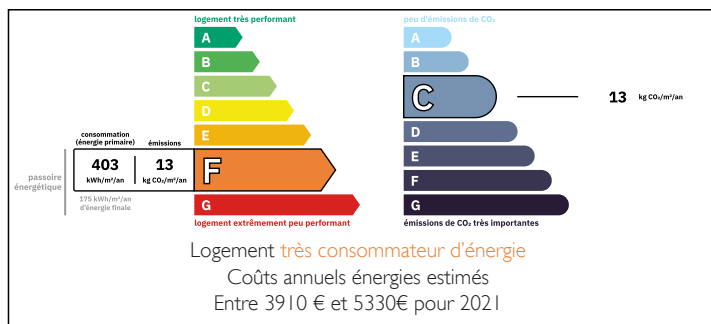
IN BRIEF

This old bakery is to be found in a super location. Only 7 minutes by car from the popular tourist town of Brantôme-en-Périgord, with its supermarkets, restaurants and all services. Twice weekly markets during the summer season and packed with tourists.

Champagnac itself is a quiet market town, but with post office, doctor's and chemist's all within walking distance.



ENERGY - DPE



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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

This stone property was built in the 19th century and has served as a baker's shop and residence until quite recently.

The house: On the ground floor: Entrance: 10.27m2 with toilet. Spacious dining room with wooden floors 18m2. On the first floor: landing (22m2); three good-sized bedrooms (26.92m2; 21.38m2; 18.8m2) also with wooden floors and cupboards; bathroom (5.54m2) with bath and shower. Next door is the old baker's shop. On the ground floor: shop space (18.52m2); bakery with old oven (40.37m2); two kitchens (17m2; 16.89m2) with tiled floors. Living room/office (8.21m2); toilet. On the first floor: landing, two bedrooms (14.31m2; 12.68m2). Heating through electric radiators. Some doors and windows are double-glazed. Outbuildings: Double garage (36.86m2) with up-and-over door. Garden.

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

LOCAL TAXES

Taxe foncière: 2300 EUR

NOTES