

Large Flexible Property with Extensive Outbuildings, Swimming Pool and Exceptional Potential in the Dordogne

EXCLUSIVE



INFORMATION

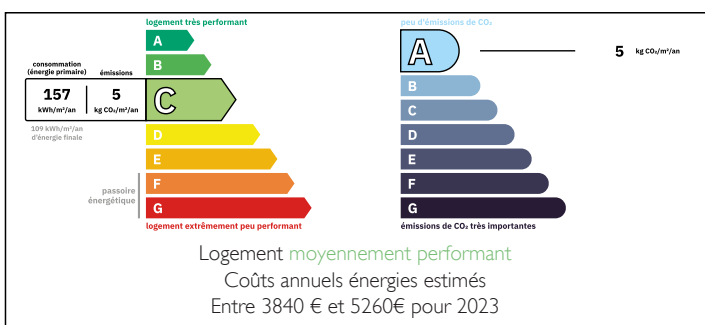
Town:	Champagne-et-Fontaine
Department:	Dordogne
Bed:	6
Bath:	5
Floor:	320 m2
Plot Size:	6940 m2

IN BRIEF

Large and highly versatile property in the village of Champagne-et-Fontaine, Dordogne, offering extensive accommodation, swimming pool and substantial outbuildings. Originally built in the 1980s and extended in 2002, the property offers a large kitchen, spacious living room, 7 bedrooms in total, numerous bathrooms/shower rooms, four separate entrances and several transformed former garages. The extensive outbuildings provide excellent potential for workshops, storage or a professional activity, making the property particularly suitable for a large family, a liberal profession or a building/trades business. The property requires updating but benefits from a maintained garden, mature trees, a swimming pool and exceptional potential. With vision and investment, this could become a fantastic home or highly flexible business/lifestyle property.



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

Situated in the peaceful village of Champagne-et-Fontaine, in the beautiful Dordogne, this substantial and highly versatile property offers an exceptional amount of space, accommodation and potential.

Originally constructed in the 1980s, the property was subsequently extended with a more modern section in 2002, creating a generous and adaptable home with multiple entrances and a wide variety of possible uses.

The property is ideally suited to a large or extended family, those wishing to combine home and work, or buyers looking for a property with the potential to accommodate a professional or commercial activity. It could also be particularly suitable for a liberal profession, a building or trades business, or a multi-generational family home.

The main accommodation offers generous living space, including a large kitchen and spacious living room. On the ground floor there are two bedrooms and two bathrooms, while upstairs the original part of the house offers three further bedrooms, each with its own shower room.

The more modern section provides additional accommodation and flexibility, including two further bedrooms located in the eaves, together with two shower rooms.

With four separate entrances, the layout offers excellent potential for creating independent areas within the property. Subject to the necessary permissions, this could allow for separate accommodation, a home office, professional premises or other flexible arrangements.

The property also benefits from a number of large former garages which have been transformed and provide considerable additional space. The extensive outbuildings offer even more potential and could be

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