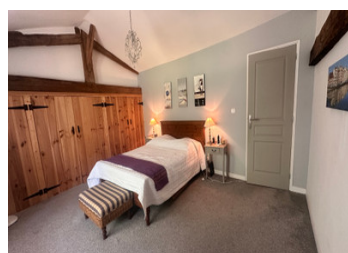


Beautifully restored farmhouse, with panoramic views. 3 bedrooms, swimming pool, barn, storage, parking

EXCLUSIVE



INFORMATION

Town:	Douchapt
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	163 m2
Plot Size:	1172 m2

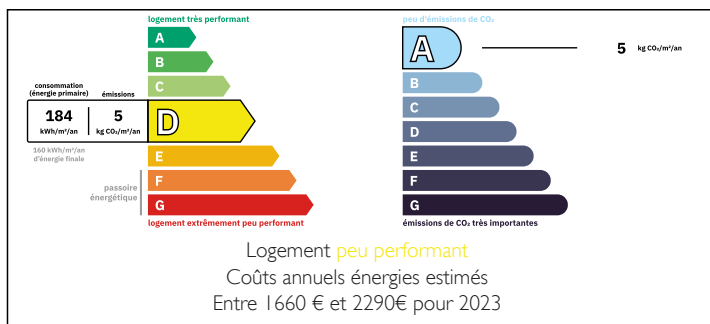
IN BRIEF

Beautifully restored farmhouse, where the character and original charm have been carefully preserved. Nestled within a mature garden with established trees, the property enjoys breathtaking panoramic countryside views, creating a peaceful setting. With a DPE rating of D, the property also benefits from a partial solar panel installation, enhancing the energy efficiency.

Ideally located close to the vibrant village of Douchapt, residents can enjoy its popular restaurant, renowned for regularly hosting live music and concerts. The bustling market town of Ribérac is just 15 minutes away, while the picturesque village of Montagnier, with its restaurants and bakery, is also within a 15-minute drive.

The property is exceptionally well connected, being approximately 1 hour from Bergerac Airport, 2 hours from both Limoges and Bordeaux airports, and just 1 hour from Angoulême railway station, where high-speed rail services reach Paris...

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.



LOCAL TAXES

Taxe foncière: **803 EUR**

NOTES

DESCRIPTION

Upon entering this charming property, you are welcomed into a spacious entrance HALL (11.36m²) with a practical cloakroom that houses the hot water cylinder and provides useful additional storage.

To the right of the hall is the stunning LOUNGE (36.15m²) where uninterrupted views across the beautiful Dordogne countryside immediately capture your attention. Two sets of French doors open onto the delightful patio, where mature leafy trees provide welcome shade during the warmer months. The room is full of character, featuring the original stone cow byres cleverly incorporated into the walls, a striking exposed stone feature wall that reflects the property's farmhouse origins, and an attractive fireplace with a wood-burning stove, creating a warm and cosy atmosphere.

To the left of the hall is the beautiful KITCHEN and DINING ROOM (36.69m²). The elegant dining area benefits from a feature window, while a practical breakfast bar provides a natural division between the dining space and the well-equipped kitchen, which offers ample work surfaces and storage cupboards. A second wood-burning stove makes this a particularly inviting room during the winter months. A French door leads directly to the enclosed front garden.

Leading from the kitchen is a self-contained living area with its own independent entrance, making it ideal for guests, extended family or potential rental accommodation. This space comprises a separate KITCHEN (11.54), BEDROOM (11.11m²) and SHOWER ROOM (12m²) with shower, wash basin and WC.

Returning to the entrance hall, the staircase rises to a spacious landing with attractive feature...