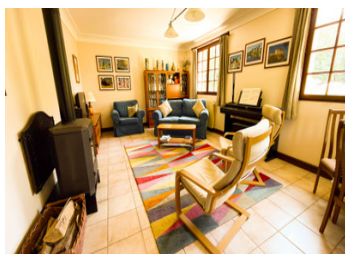


Beautifully maintained three bedroom pavilion with sumptuous pool and over a hectare of land.



INFORMATION

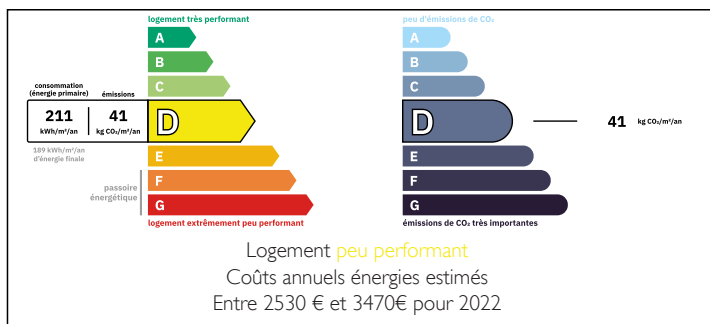
Town:	Champniers-et-Reilhac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	11323 m2



IN BRIEF

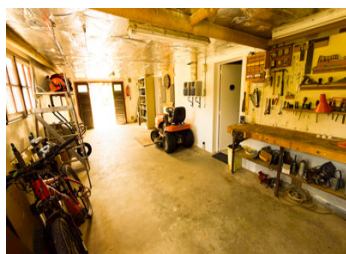
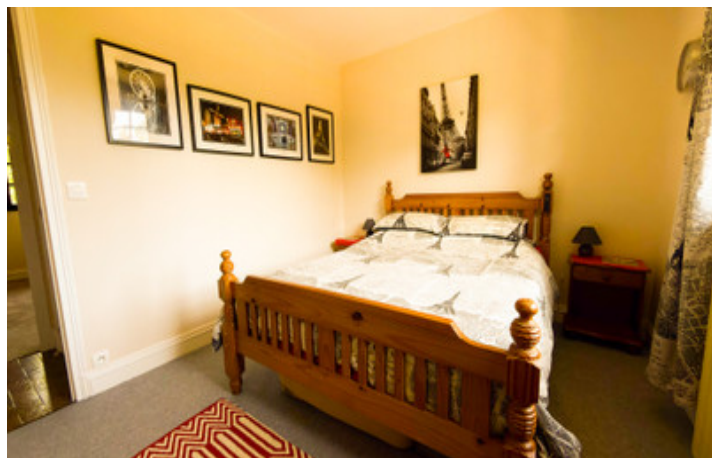
In the heart of a pretty Dordogne hamlet but with no overlooking neighbours, this lovely example of a classic French sous sol needs no work and has an unusually large amount of land attached.

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

This is a rare find - a house with sous sol, no work required and plenty of land not to mention an absolutely gorgeous pool.

The sweeping driveway leads you through to this property situated at the heart of its own land (over a hectare). Walk through the manicured lawn past outdoor dining tables under dappled shade and take the stairs up to this well maintained property.

A bright light living dining room is to the right as you enter the house, double aspect with tiled floor and feature wood burner.

To the left is the traditional wooden kitchen, fully equipped with windows overlooking the garden, large enough to contain a dining table.

A corridor takes you down to three double bedrooms with family bathroom and separate WC. Stairs lead down to the sous sol which contains a large garage / workshop, a summer kitchen and another shower/utility room that houses the boiler which powers oil fired central heating throughout the property.

Outside a delightful shaded terrace overlooks the magnificent pool. The mature garden around the house is laid mainly to lawn with a protective hedge all round affording maximum privacy.

In addition there is a large meadow attached to the garden - enough for a horse - which also means the property will never have another house built next to it.

All in all this is a superb house and definitely worth viewing at this price.

NOTES

Information about risks to which this property is exposed is available on the G  orisques website...