

Five-bedroomed house. Good return on investment.

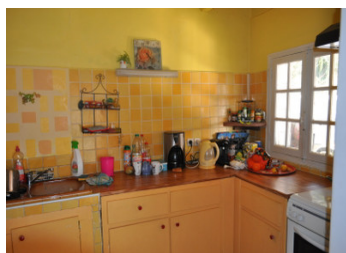
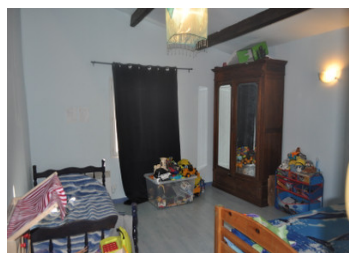
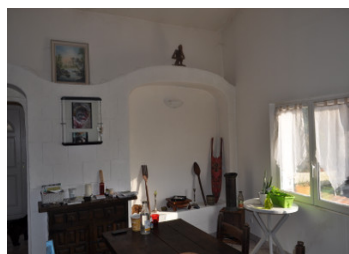


INFORMATION

Town:	Champeaux-et-la-Chapelle-P
Department:	mmier Dordogne
Bed:	5
Bath:	2
Floor:	254 m2
Plot Size:	2038 m2

IN BRIEF

Impressive stone house with uninterrupted views over the Dordogne countryside. This property has been divided into two flats, so it's possible to have a 'granny' flat for some member of the family. This is the place for you if you wish to leave the pace of city life and relax in the beautiful Dordogne.

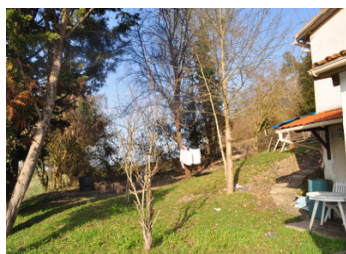


ENERGY - DPE



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

Delightful property with plenty of space around it. On the ground floor: living room with insere 33.26sq.m.

Small kitchen: 6.60sq.m. Two utility rooms: 3.03sq.m.; 6.57sq.m. A drying room: 16.09sq.m.. Bedroom 1: 19.96sq.m. Bedroom 2: 16.34sq.m. Bedroom 3: 18.36sq.m. Bathroom with shower and toilet: 16.59sq.m. Corridor: 6.19sq.m. Outside tiled covered terrace: 42sq.m. Upstairs: Living room with tiled floor and woodstove: 35.61sq.m. Kitchen: 12.81sq.m. Bedroom 1: 24.03sq.m. Bedroom 2: 12.81sq.m. Pantry: 3.72sq.m. Bathroom 14.10sq.m. with bath, shower and toilet. Outside terrace: 28sq.m. This is the ideal property for you if you are looking for peace and quiet. For here you will find just that. Heating is by wood or electric radiators. Good roof insulation makes the heating economical. Behind the property there is a mound which can be used as a garden. The amount of land is to be determined by the current owner. The house is well-served by local market towns. 9km from Mareuil -en-Périgord. 15 km from Brantôme. 18km from Nontron. 1H30 from Limoges airport and one hour from Bergerac.

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

LOCAL TAXES

Taxe foncière: 700 EUR

NOTES