

Under Offer - Super house, set in stunning gardens, with a leisure lake, swimming pool and woodland



INFORMATION

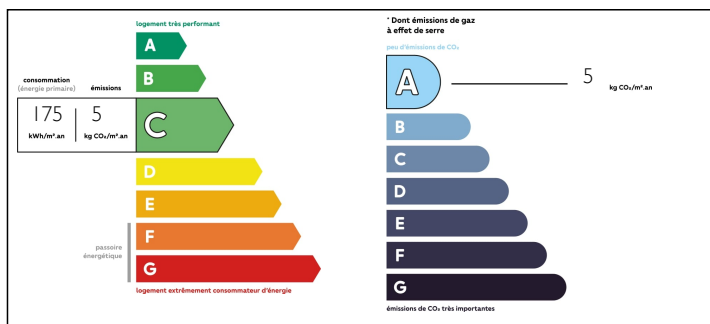
Town:	Champniers-et-Reilhac
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	109 m2
Plot Size:	16060 m2

IN BRIEF

This property is a Wish List Fantasy - it ticks all the boxes for the perfect house in the Dordogne! Are you looking for lush green gardens? Would you like a crystal clear, heated, swimming pool? How about a huge terrace, overlooking a stunning lake? And some beautiful woodland behind the lake? This property really does have everything that you could wish for... with the possibility to extend the house should you wish, and an added business potential to boot!



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

The property can be found on a quiet little road, where it boasts over 100m of garden frontage, creating distance from even the closest neighbouring property.

The house itself is set back from the road, nestled into mature green lush gardens, that the Périgord Vert is famous for. It is accessed by a broad driveway, that then passes in front of the house to lead on to the parking garage. (There is also room to park multiple cars in the driveway itself, and plenty of room to build further garaging should it be required).

On entering the house, you will be welcomed into a hallway that leads onto the kitchen in the front, and into the spacious and bright open plan living room and dining room.

The living room has the woodburning stove, and a set of patio doors that open out to the front of the house, inviting the front garden into the house. The dining room has 2 sets of patio doors, one set leads out onto a covered terrace at the side of the house, which then leads on to the side garden and pool area. The second set of patio doors lead out onto the huge rear terrace, which overlooks the immense back garden area, lake and woodland beyond.

You can get a great feel for this triple aspect space on the Virtual Tour - However, viewing is highly recommended to truly appreciate this wonderful living space, surrounded by terraces accessible by...

LOCAL TAXES

Taxe foncière: 1019 EUR

NOTES