

**UNDER OFFER** Charming village abode with four bedrooms exuding character and charm with an enclosed garden.

**EXCLUSIVE**



## INFORMATION

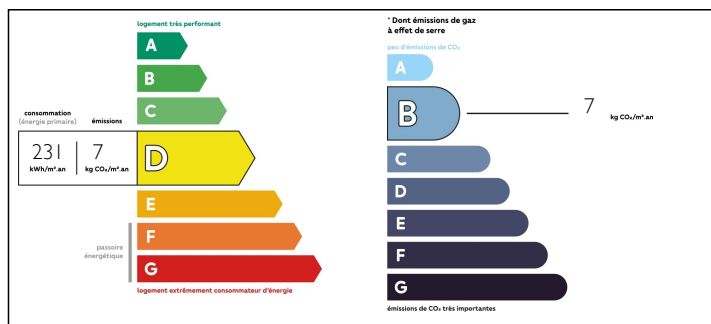
Town:	BRANTOME
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	124.74 m2
Plot Size:	640 m2

## IN BRIEF

This property is located within the picturesque village of La Chapelle-Faucher nestled in the heart of the Perigord Vert region only 10kms from the Tourist village of Brantome.



## 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: 775 EUR

## NOTES

## DESCRIPTION

This property is beautifully presented throughout. Upon entering you will find yourself in the dining room 15m<sup>2</sup> adorned with a log burner. To the right is the well-equipped kitchen 13m<sup>2</sup> and a separate utility room 5m<sup>2</sup>. Downstairs, to the left of the dining room features a spacious living room 23m<sup>2</sup>, warmed by another log burner with double doors opening out to the front of the property.

Ascending to the second floor, you'll discover three generously sized bedrooms, each boasting ample natural light, along with a splendid bathroom with a WC, sink and Shower.

On the topmost floor, there's a versatile bedroom currently utilised as an office, illuminated by Velux windows that bathe the space in natural light. This makes a great work space or equally would make a fantastic master bedroom, or even a games room. The floor space measures 44m<sup>2</sup>.

Across the road an enclosed garden awaits complete with a garden shed for storing wood and an adorable summer house, offering plenty of outdoor enjoyment. It has a number of mature trees including Maple, Cherry, Apple, Plum, Pear, Olive and Hazlenut with views of a 13th Century Church.

The village it self, La Chapelle Faucher is a rural commune located in the north of the Dordogne. The beautiful town of Brantome is only 10kms away with the market town of Thiviers 18 km away and 29 km away is the popular town of Périgueux.

### DISTANCES TO:

Saint-Pierre-de-Côle 2,8km

Brantôme 10km

Saint-Jean-de-Côle 9km

Thiviers 18km

Périgueux 29km

Angoulême train station...