



Priced to Sell-Excellent Value!! Attractive Renovated 3 Bed Rural Property with Garage & Garden in Dordogne Hamlet

Delightful South facing stone property ready to move into with attached garden and garage in small hamlet 2 minutes from a village with amenities between Piègut and St Mathieu, thriving market towns. It is also close to the popular lakes of Saint Estèphe & St Mathieu with beach and bathing facilities. . . .

Town: Champniers-Reillac
Dept: Dordogne
Plot size (m2): 850
Habitable (m2): 130
Bedrooms: 3
Bathrooms: 2
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13209NC24

€ 199 800

Property comprises:

On the ground floor:

- Sunny fitted kitchen with tiled floor and patio doors onto the terrace. (3.3mx4.5m)
- Dining room/study/bedroom with two windows overlooking the garden and fitted carpet (4mx4m).
- Good sized living room with insert providing warm air to the bedrooms upstairs (4.5mx6.3m).
- Shower room with twin washbasins and heated towel radiator (1.5mx2.5m).
- Cloakroom
- Utility room (1.9mx2.3m)
- Garage/workshop with sink and storage cupboards and hosting the oil fueled boiler and tank (34m²).

On the first floor:

- Double bedroom with old oak flooring (3.8mx3.6m)
- Walk-through double bedroom/office with oak flooring (2.72mx5.09m)
- Main bedroom with 2 windows & carpet (4.29mx3.14)
- Large bathroom (3.05mx3.46m) with walk-in linen cupboard (3.05mx1.62m).

All bedrooms have views overlooking the surrounding countryside.

Exterior:

- Fenced South facing garden (about 860m²) with fruit trees and wooden octagonal above ground pool.
- Charming and private terrace with a working well (pump) and exterior lighting.

Piegut

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Altogether a well appointed, good sized property that has been well kept and maintained? this house has a light and airy, yet very comfortable . . .