



## listing



## Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

## Listing details

Property for:	Sale
Price:	EUR 93,500

## Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Champniers-et-Reilhac
Posted:	Jun 28, 2023
Description:	

In the north of the Dordogne is the small and quiet village of Champniers et Reilhac. Close to the villages of Saint Mathieu and Piegut, this village has a tea room, a restaurant, festive markets and an active and growing community life, with an alternative school soon to reopen. It is in the heart of this village that this former bar has been converted into a home, offering a beautiful living space on the ground floor with plenty of light. On the first floor, two bedrooms and a bathroom. The attic can be converted (subject to the necessary authorisations). The heating systems have been changed. A flat of 30 m2 with its own access to the south side of the house is waiting to be renovated and fitted out, for a possible commercial benefit. Close by, a 310 m2 well exposed plot of land. A barn opposite and a second plot are available for purchase. The house is immediately habitable and will charm you with its authenticity with its beams, staircase and stone facades. Price including agency fees : 93.500 € Price excluding agency fees : 85.000 € Buyer commission included: 10 %

## Common

Bedrooms:	2
Bathrooms:	1
Finished sq. ft.:	100 sq m
Lot Size:	400 sq m

## Building details

Outdoor Amenities:	Pool
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# IMLIX

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## Lease terms

Date Available:

## Additional information

Website URL:

[http://www.arkadia.com/MLSM-T1626/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T1626/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID:

bvi62985

