



Ref: A12628 Price: 214 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (200 000 EUR without fees)

Village property full of history with a gite to renovate, outbuildings, a lovely garden and a new roof!













INFORMATION

Town: Bussière-Badil

Department: Dordogne

Bed: 9

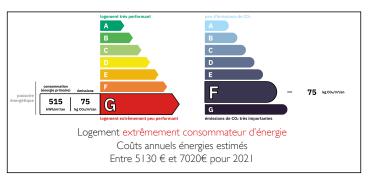
Bath: 4

Floor: 252 m2
Plot Size: 1818 m2

IN BRIEF

Lovely habitable character house (252m2), with a house to renovate (70m2), outbuildings and a garden (1818m2) with a mini golf in the charming village of Bussiere-Badil.





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.

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr





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LOCAL TAXES

Taxe habitation:

EUR

NOTES

DESCRIPTION

Main house:

Ground floor:

- Hall way (5,5m2)
- Kitchen (11,7m2)
- Room of the hall way with an access to the basement (IIm2)
- Living room with open fire place and a "telephone" room (37m2)
- Dinning room (14m2)
- Office / small bedroom (7m2) with a shower room.
- WC/Shower room

1st floor:

- Bedroom I with a sink (11,7m2)
- Bedroom 2 with sink (11,3m2)
- Bedroom 3 (with cupboard or you could open up to create an access to the bedroom 1) (14,8m2)
- Bedroom 4 (with cupboard or you could open up to create an access to the bedroom 2) (15,2m2)
- Bedroom 5 with a sink and a fire place (15,2m2)
- Bedroom 6 with a fire place (14,8m2)
- WC / shower room

2nd floor / attic (to renovate):

- Bedroom 7 (9,5m2)
- 8 rooms / small bedrooms (7,8m2 8m2 8,4m2 8m2 8,4m2 5,1m2)
- Shower room

Basement with a few rooms including an atelier, boiler room, games rooms and a garage space (27m2 - 36m2 - 36m2 - 21m2)

House to renovate: 70m2

- Kitchen with fire place (16m2)
- Living room (15,6m2)
- Bedroom with shower room (12,9m2)
- Bedroom (17m2) with shower room
- room / small bedroom (8m2)

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