

UNDER OFFER. Lovely 2 bedroom stone house and attached small garden in a quiet hamlet near Bussière-Badil.



INFORMATION

Town:	Bussière-Badil
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	100 m2
Plot Size:	270 m2



IN BRIEF

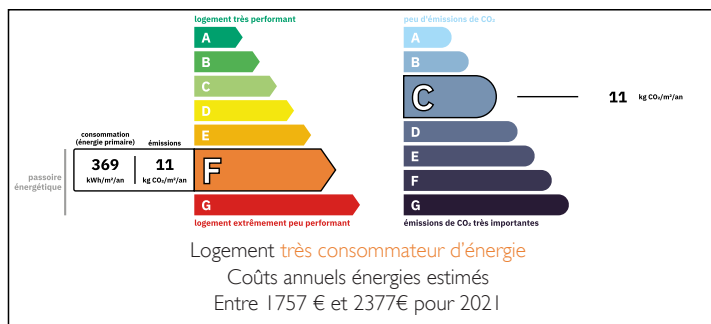
A lovely semi-detached stone house comprising a spacious kitchen/ diner with wood-burner, salon, ground floor en suite bedroom and first floor family bathroom with second bedroom to finish off. Recent roof.

Outside is a private, enclosed garden with small stone terrace.

Located in a quiet hamlet less than 5km from the village of Bussière Badil in the Périgord Vert where there is a popular bar restaurant, baker, butcher, small supermarket and cabinet medical. Full amenities can be found in the nearby small towns of Montbron and Piégut-Pluviers.

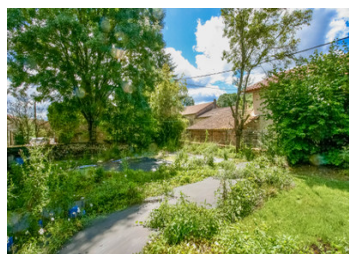
Angoulême TGV (high speed rail links to Paris and Bordeaux) is 45 km and Limoges International airport is 65 km.

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: **698 EUR**

Taxe habitation: **EUR**

NOTES

DESCRIPTION

The house is in good condition and has been lovingly renovated by the current owners between 2011 - 2017. Renovation of the second bedroom on the first floor needs to be finished off. The roof and septic tank were completed and installed respectively in 2017.

The house comprises, on the ground floor:

- Fully fitted Kitchen/ diner (24m²) with wood burner.
- Living room (26m²) with garden access.
- Bedroom 1 (24m²) with en suite shower room and WC.

An enclosed wooden staircase leads to the first floor and a corridor leading to:

- Family bathroom (4m²) with bath, shower and WC.
- Bedroom 2 (20m²) with skylights and to finish off.

The attached private garden is fully enclosed, needs little maintenance and includes a tiled terrace.

Ideal as a lock up and leave holiday home.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>