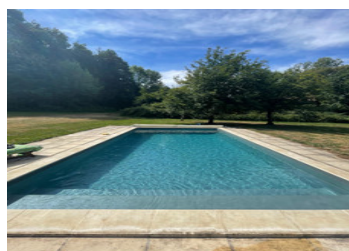
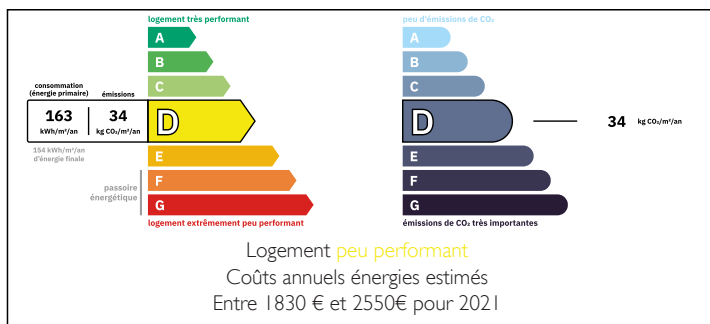


UNDER OFFER

EXCLUSIVE



ENERGY - DPE



INFORMATION

| | |
|-------------|----------------------|
| Town: | Busserolles |
| Department: | Dordogne |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 156 m ² |
| Plot Size: | 34708 m ² |

IN BRIEF

UNIQUE Modern French Barn Conversion, set in beautiful, secluded woodland location with 1.5 Km of private river frontage, private lake and air sourced salted swimming pool

This property is a blend of modern comfort and rustic charm, with ample space for further development. Whether you are looking for a private retreat, a potential investment, or a beautiful family home, this property has something special to offer. The combination of renovated living space, additional renovation potential, and outstanding outdoor features, including a riverside location, makes it a rare find in the countryside.

The property includes two additional barns that are ripe for renovation. These spaces provide ample opportunity to expand the habitable area or create separate guest accommodations.

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: 1160 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Entrance and Main Living Area (55m²)

Upon entering the house, you are greeted by a spacious open-plan living area that seamlessly integrates the lounge, kitchen, and dining room. This expansive 55m² space is the heart of the home, characterized by its cozy ambiance thanks to an Invicta woodburner, which not only adds warmth but also a touch of rustic charm.

Corridor and Utility Areas

To the right of the living area, a spacious corridor leads to several practical rooms:

Laundry/Toilet Room (5m²): A convenient space combining laundry facilities and a toilet.

Storage Area (5m²): Ample storage space for household items and essentials.

This corridor also provides direct access to the first barn, which is an impressive 130m², offering significant potential for various uses.

First Floor

Landing (23m²)

A beautiful oak staircase ascends to a very spacious landing area of 23m². This area is not just a passageway but a versatile space that could serve multiple purposes such as a study or reading nook.

Master Bedroom Suite

Master Bedroom (19m²): A generously sized master bedroom.

Mezzanine (29m²): The master bedroom includes a large mezzanine, adding an extra dimension to the room.

Ensuite Shower/Bath Room (8m²): A private bathroom equipped with both shower and bath facilities.

Additional Bedrooms and Family Bathroom

Double Bedroom (14m²): A comfortable double bedroom.

Bunk Bed Room (9.8m²): A charming room fitted