

Set of two village houses, private courtyard, cellar and attics.



INFORMATION

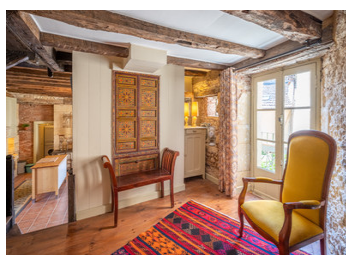
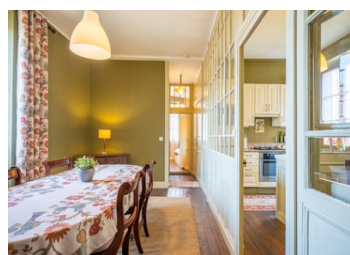
Town:	Le Bugue
Department:	Dordogne
Bed:	6
Bath:	4
Floor:	200 m2
Plot Size:	219 m2

IN BRIEF

Set of two character houses with enclosed courtyards in the most charming street of Le Bugue old town.

The Maison de Maître has been beautifully renovated, with great attention and respect to the key features of such building. It has a charming private courtyard and several living areas, two kitchens, dining rooms, shower rooms and up to four bedrooms (one being a ground floor master bedroom), depending on needs and use of the rooms.

The second house would be ideal as a guest house, but although it has undeniable potential its renovation will need to be completed. On the ground floor is a living room, a kitchen and a shower room. Upstairs are two bedrooms, each with their own shower room.



ENERGY - DPE

DPE not required.

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:	2158 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

OWNERS HOUSE - 127m²

GROUND FLOOR

Kitchen 27m²

WC 1.5m²

Laundry room 2m²

Bedroom 1 / Living room 14m²

Shower room 4m²

Bedroom 2 / Living room 14m²

FIRST FLOOR

Opening 1.5m²

Dining room 15.5m²

Kitchen 14.5m²

Master bedroom 3 - 11m² (shower room included)

Bedroom 4 / Living room 22m²

GUEST HOUSE - 71m²

GROUND FLOOR

Entrance to living room 25m²

Kitchen 8.5m²

Toilet/utility room 3.5m²

FLOOR

Hallway 1m²

Shower room 4m²

Grey bedroom 16.5m²

Master bedroom 9m² + shower room 3.5m²

NOTE

No heating system in place

EXTRAS

Walled courtyard approx. 50m²

Attic of owners' house: 60m²

Attic guest house: 24m²

Cellar approx. 15m²

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