

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

EXCLUSIVE



INFORMATION

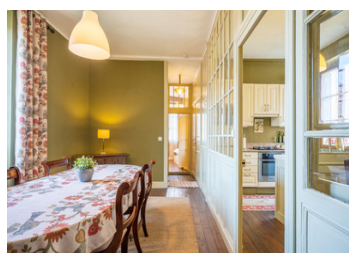
Town:	Le Bugue
Department:	Dordogne
Bed:	6
Bath:	4
Floor:	200 m2
Plot Size:	219 m2

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

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.

The entrance hall features a beautiful living space combining kitchen and dining room (opening onto its private courtyard), a small utility/laundry room, a toilet and a lounge that could as well be a ground floor bedroom, having direct access to a shower room with toilet.

Halfway upstairs is a bedroom that could be used as a small lounge or reading area.

The first floor also has a kitchen, a dining room, a bedroom with en suite shower room and a lounge, which could also be used as a then very spacious bedroom.

All in all, the large house has between two and four -large- bedrooms, as its spaces offer interesting modularity, depending on requirements.

The virtual tour will give you a good idea of the layout. Do not hesitate to request the floor plans.

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

A charming enclosed courtyard, a cellar and two attics complete this attractive property.

The houses have no heating system.
The property can be sold furnished.

OWNERS HOUSE - 127m²

GROUND FLOOR

Kitchen 27m²

WC 1.5m²