

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



## INFORMATION

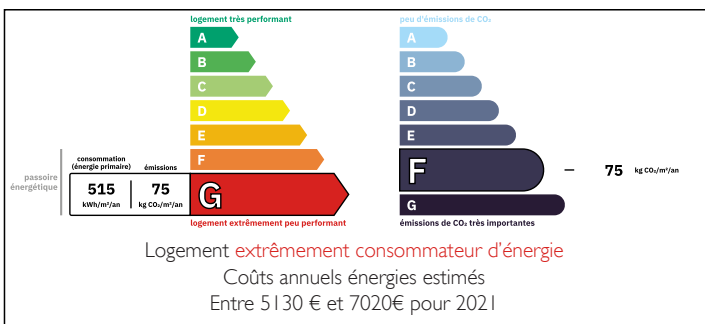
Town:	Bussière-Badil
Department:	Dordogne
Bed:	9
Bath:	4
Floor:	252 m2
Plot Size:	5616 m2



## IN BRIEF

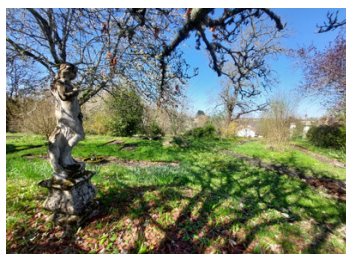
Lovely habitable character house (252m2), with a house to renovate (70m2), outbuildings and a garden (5616m2) with a mini golf in the charming village of Bussiere-Badil.

## 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.



## DESCRIPTION

Main house:

Ground floor:

- Hall way (5,5m<sup>2</sup>)
- Kitchen (11,7m<sup>2</sup>)
- Room of the hall way with an access to the basement (11m<sup>2</sup>)
- Living room with open fire place and a "telephone" room (37m<sup>2</sup>)
- Dinning room (14m<sup>2</sup>)
- Office / small bedroom (7m<sup>2</sup>) with a shower room.
- WC/Shower room

1st floor:

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

2nd floor / attic (to renovate) :

- Bedroom 7 (9,5m<sup>2</sup>)
- 8 rooms / small bedrooms (7,8m<sup>2</sup> - 8m<sup>2</sup> - 8,4m<sup>2</sup> - 8m<sup>2</sup> - 8m<sup>2</sup> - 8,4m<sup>2</sup> - 8,1m<sup>2</sup> - 5,1m<sup>2</sup>)
- Shower room

Basement with a few rooms including an atelier, boiler room, games rooms and a garage space (27m<sup>2</sup> - 36m<sup>2</sup> - 36m<sup>2</sup> - 21m<sup>2</sup>)

House to renovate : 70m<sup>2</sup>

- Kitchen with fire place (16m<sup>2</sup>)
- Living room (15,6m<sup>2</sup>)
- Bedroom with shower room (12,9m<sup>2</sup>)
- Bedroom (17m<sup>2</sup>) with shower room
- room / small bedroom (8m<sup>2</sup>)

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES