

## 16th century house in a tourist village with business on 3 levels

### EXCLUSIVE



### INFORMATION

Town:	Bourdeilles
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	160 m2
Plot Size:	0 m2

### IN BRIEF

Rare on the market, 16th century bourgeois building in perfect condition. Quality renovations and fitted on 2 habitable levels. Access via a superb original wooden spiral staircase.

Spacious, light-filled commercial premises on the ground floor.

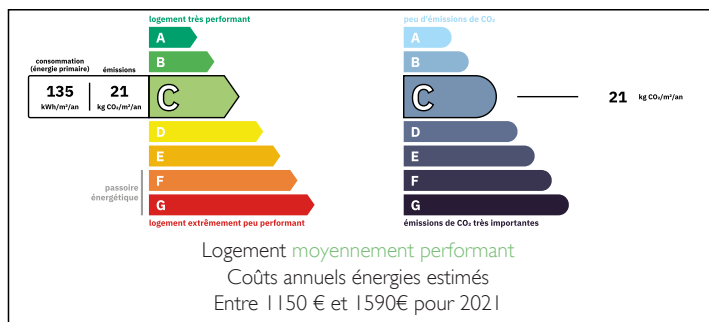
Large, high cellar and boiler room.

Comprising a flat on the 1st floor, comprising a large, bright living room, a kitchen/diner and 1 bedroom with en suite shower room, accessed via a spiral staircase to a large bedroom with shower room and bathroom.

Part of the attic space has been converted into living space.



### 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: 800 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Restored bourgeois house in the heart of Bourdeilles, in the Dordogne. Some of the original architectural features have been preserved, including the magnificent and rare 16th century wooden spiral staircase set in a inside tower (in perfect condition) which leads to the 2 upper floors.

House with 160m2 of living space and 2 en suite bedrooms,

A 43m2 flat on the top floor awaiting conversion.

Commercial premises of 37m2 with exposed stone walls and a cellar of 47m2 with a recent oil-fired boiler.

The house has no garden, but is a short distance from green spaces.

1st floor

A 33 m2 living room with fireplace and double aspect, a 26.5 m2 fitted kitchen with fireplace, a 14.5 m2 bedroom with fireplace, a shower room with heated towel rail and a separate WC.

Most of the wooden joinery is double-glazed, there are wooden parquet floors throughout and the walls are insulated.

2nd floor

A large double aspect bedroom of 34m2 with " plafonds à la française " wood parquet flooring and a magnificent fireplace, shower room with separate WC. The 2 wooden windows are single-glazed. The walls are insulated.

1/2 floor above

A flat of 43m2 needs to be finished. It is located under the eaves and is 3.3 m high.

The under-roof insulation is in place, the windows are double-glazed and the electric and water supply ducts are in place.

-----

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