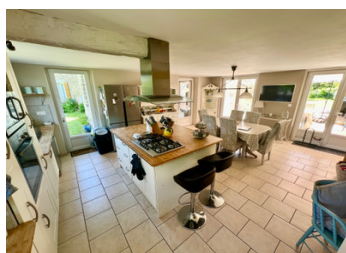
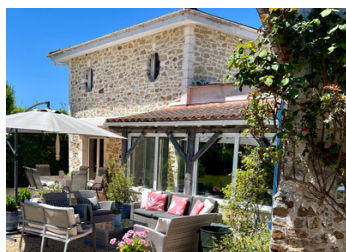


Exquisite property in a popular Dordogne Village with 4 bedrooms, pool, outbuildings and privacy



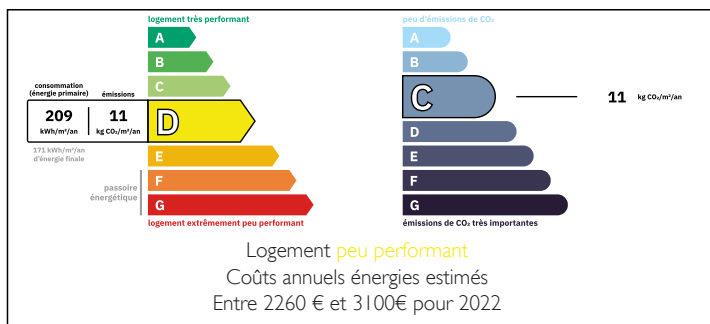
## INFORMATION

Town:	Bussière-Badil
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	175 m2
Plot Size:	1393 m2

## IN BRIEF

Discover this light-filled, beautifully decorated, and spacious property located in a charming Dordogne village. Offering privacy and tranquility, this home is set back off the road with a thoughtfully designed layout that ensures a serene living experience. The positioning of the buildings and the garden enhances the property's privacy, making it a true sanctuary. Multiple terraces and seating areas are spread throughout the property, providing ample opportunities to relax and enjoy the outdoors.

## 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: 672 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Enter the property through a solid oak front door to a vestibule with a window and skylight off of which is a w.c. and wash basin (very handy when gardening) There is also another conservatory style entrance offering wrap around double glazing giving lots of natural light.

The spacious 34.75m<sup>2</sup> kitchen and dining area is designed for practicality and aesthetics, featuring a central island and French doors that open to a terrace, perfect for entertaining and outdoor dining.

The 26.25 square meter French-style lounge offers a cozy and elegant space. The room features multiple windows that provide natural light, creating a warm and inviting atmosphere with wood burning stove for winter evenings.

This comfortable family home features a spacious layout and thoughtful design, perfect for everyday living and entertaining guests. It includes four bedrooms (35m<sup>2</sup>, 13m<sup>2</sup>, 11.2m<sup>2</sup>, and 10m<sup>2</sup>) and three bath/shower rooms (9.3m<sup>2</sup>, 3m<sup>2</sup>, and 2.6m<sup>2</sup>) The handsome master bedroom has a beautiful terrace, ideal for your first morning coffee or tea. With generous living spaces and well-appointed amenities, this home offers the ideal blend of comfort and style.

### Outside Areas

Swimming Pool - depth of 1m32

A 5x4 meter swimming pool with practical gravel surround, perfect for lounging and entertaining.

An old 8m<sup>2</sup> summer kitchen with electricity and water, useful for drinks at the pool area. It could easily be turned into a nice bar.

Stone Outbuilding divided into 3 spaces as follows:

Wood Room (11 m<sup>2</sup>) Storing of firewood

Atelier (12.5 m<sup>2</sup>) further storage

Part Barn (11.4 m<sup>2</sup>):\*\*...