

## Charming 5-Bedroom Hamlet Property with Additional Outbuildings, an Orchard, and Paddock



## INFORMATION

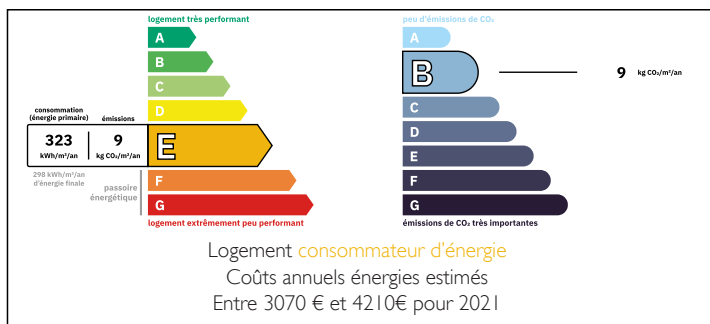
Town:	Bourdeilles
Department:	Dordogne
Bed:	5
Bath:	5
Floor:	297.22 m2
Plot Size:	7172 m2

## IN BRIEF

The property is situated near to the popular village of Bourdeilles. Bourdeilles is a picturesque village located in the Dordogne department of the Nouvelle-Aquitaine region in southwestern France. Known for its rich history, charming architecture, and scenic beauty, Bourdeilles is a quintessential example of a French village that encapsulates both medieval and Renaissance influences.



## 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:	1794 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

As you enter the property, you are welcomed by a large hallway with an ornate staircase on one side and a small mezzanine above. The property is believed to date back to the 18th century. To the left, you'll find the KITCHEN 22.95m<sup>2</sup> which boasts a wide range of newly fitted units and a wood-burning stove that can be used both for cooking and heating the room. To the right of the hallway is the spacious LIVING ROOM 40.8m<sup>2</sup>, with ample space for a dining table and a lounge area. This room also features a log-burning stove at one end.

Continuing from the living room you will find a UTILITY ROOM 8m<sup>2</sup> equipped with plumbing for a washing machine, as well as a WC and a shower.

Upstairs, above the main house, there are two double bedrooms (28m<sup>2</sup> and 9m<sup>2</sup>), each with their own newly installed ensuite bathrooms, plus there is a separate WC. Access to the attic is also available from this floor.

In the second part of the house, there are three additional double bedrooms all recently redecorated (19.3m<sup>2</sup>, 17.6m<sup>2</sup> and 30m<sup>2</sup>), all with newly fitted ensuite bathrooms. These rooms are currently used as Bed & Breakfast accommodations. Guests enter via the most beautiful ornate stone staircase in the garden, leading directly into a large DINING ROOM/SITTING ROOM 30.1m<sup>2</sup>, with rooms branching off on both sides. A corridor runs along one side of this part of the house and connects with the corridor...