

Beautifully presented 3 bedroomed house with swimming pool and lovely views

EXCLUSIVE



## INFORMATION

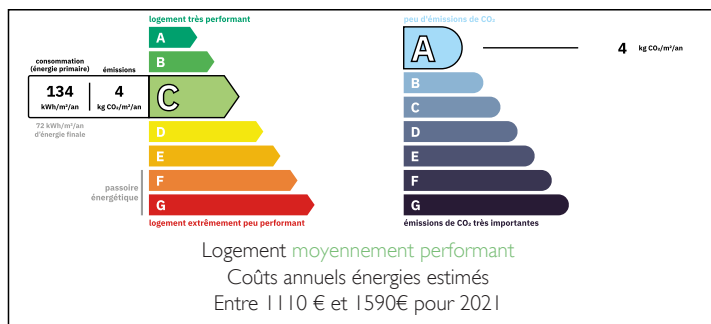
Town:	Bourdeilles
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	103.87 m2
Plot Size:	1647 m2

## IN BRIEF

Situated within walking distance to the centre of Bourdeilles this fabulous property has the most wonderful views over the back garden. Bourdeilles is a charming village located in the Dordogne region of France. It is known for its picturesque medieval architecture, including the impressive Bourdeilles Chateaux. The village features quaint streets, historic buildings, and a serene atmosphere, making it a lovely destination for visitors interested in history and nature.

The area is also surrounded by beautiful landscapes, including rivers and lush greenery, perfect for hiking and exploring. Bourdeilles captures the essence of traditional French village life, with its markets, local cuisine, and friendly community.

## 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

Upon entering the property, you are welcomed into the living room, which features a lounge at one end and a dining room at the other. The lounge boasts a pellet burner and hot/cold air conditioning. From the dining room, patio doors provide access to the garden. Outside, a beautiful partly covered terrace offers a lovely spot to enjoy the views and the swimming pool.

The kitchen is well-equipped with a wide range of fitted units, including an integrated dishwasher and fridge. It features a hob with an extractor fan, a built-in oven, and a microwave. A glazed sliding door allows you to separate the kitchen from the living room.

The garage has been converted into a practical utility room with space for a washing machine and tumble dryer. It also houses the electric hot water tank.

The stunning bathroom includes a large Italian shower, double hand basins, and a separate WC. All living spaces are conveniently located on the ground floor, including three double bedrooms, each with built-in wardrobes.

The property benefits from electric radiators and double glazing throughout. In the garden, you'll find a carport, a garden shed, a small cabin, and an in-ground saltwater swimming pool with a retractable cover. The garden also features various fruit trees, flowers, ample parking space, and well-maintained lawns.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

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