

Beautiful Périgourdine style 5 bedroomed property situated on the edge of the popular village of Bourdeilles

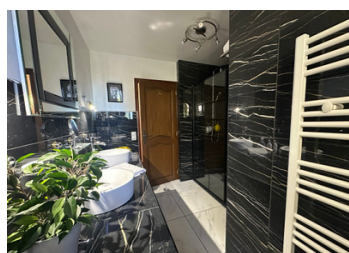


## INFORMATION

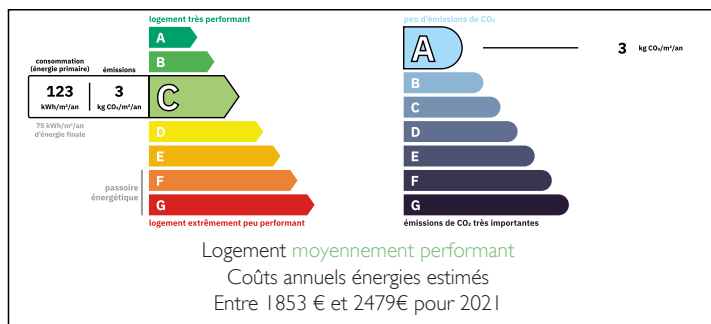
Town:	Bourdeilles
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	253 m2
Plot Size:	18089 m2

## IN BRIEF

Bourdeilles is a picturesque village in southwestern France, located in the Dordogne department of the Nouvelle-Aquitaine region. The village is known for its scenic setting along the Dronne River, it boasts a unique mix of medieval and Renaissance architecture. The Château de Bourdeilles, a historical landmark, includes both a medieval fortress and a Renaissance mansion, offering stunning views and a rich history dating back to the 9th century. Bourdeilles' cobbled streets, old stone houses, and vibrant countryside make it a charming destination for visitors seeking history and natural beauty.



## 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

Welcome to this elegant and spacious property, accessed via electric gates and a private, gravelled driveway through a meticulously maintained garden. Built in 1982, this residence exudes charm and modern functionality. The main entrance opens to a large, bright hallway (15.68m<sup>2</sup>) leading to the kitchen (18.9m<sup>2</sup>) in front of you, and a spacious living room (58.86m<sup>2</sup>) on the left. The kitchen is equipped with ample fitted cupboards and offers scenic views of the garden. The inviting living room, featuring air conditioning and a cozy log-burning stove, is generously sized to accommodate a lounge area and dining setup. With four double-glazed doors opening onto a wrap-around terrace, this room is flooded with natural light.

Also on the ground floor is a beautifully finished bathroom, a WC, and three bedrooms, each with built-in wardrobes (11.52m<sup>2</sup>, 12.67m<sup>2</sup>, and 12.48m<sup>2</sup>). One bedroom currently serves as a summer kitchen with direct terrace access. The main bathroom on this level includes double sinks, a walk-in shower, WC, and towel rail.

The first floor unveils a walk-through dressing room, a large bathroom with underfloor heating and a slipper bath plus a spacious bedroom (49.95m<sup>2</sup>) with an ensuite (8.34m<sup>2</sup>) featuring a spa bath, shower, double sinks, WC, bidet, and heated towel rail. The second upstairs bedroom (15.69m<sup>2</sup>) includes a Juliet balcony, offering picturesque views of the countryside.

Modern comforts include double glazing, central heating via an air-source heat pump, and electric water heating powered by solar panels. Beneath the home lies a 22.5m<sup>2</sup> utility room,...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES