

Unique property in a stunning location with views over the gardens and private lake !!!



## INFORMATION

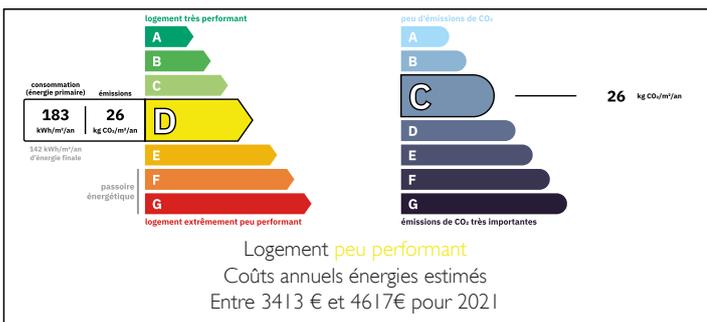
Town:	Busserolles
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	160 m2
Plot Size:	20089 m2



## IN BRIEF

This property is sure to charm you thanks to the unique views over its very own lake (categorie I!), approximately 4 acres of land that includes its own separate orchard. The property offers a spacious kitchen, dining room, lovely light living room with views over the lake and countryside, 5 bedrooms (2 downstairs and 3 upstairs) and ground floor shower room and wc and an upstairs family bathroom. Plenty of outbuildings form an L shape to this property and privatise the courtyard, the large stone-built barn and workshop has benefitted from the addition of double glazed windows, and would be perfect as an art studio or to convert if extra space is needed. (with the correct permissions) Property not to miss by country lovers !

## 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

The property comprises :

Ground floor :

- Entrance hall way
- Kitchen with a wood cuisinière (Godin) 18m<sup>2</sup>
- Dinning room 18m<sup>2</sup>
- Living room with double doors onto the terrasse and a fire place. 35m<sup>2</sup>
- Bedroom 18m<sup>2</sup>
- Bedroom 18m<sup>2</sup>
- Shower room with WC

1st floor:

- Bedroom 17m<sup>2</sup>
- Bedroom 16m<sup>2</sup>
- Bedroom with velux window 19m<sup>2</sup>
- Bathroom with bath, shower, wc and sink.

The property has double glazed PVC windows, fuel central heating and 2 log burners.  
Septic tank (conforming in 2022)

Outbuildings :

- Barn with ciment floor 22m<sup>2</sup>
- Open outbuildings / hangars : 26m<sup>2</sup> - 56m<sup>2</sup> - 14m<sup>2</sup>
- Garage with proper garage doors : 25m<sup>2</sup>
- 4 pig sheds
- Big barn : 185m<sup>2</sup> that has a few work areas, and a big room upstairs that is currently used as a games room.
- Basement : 83m<sup>2</sup>

The lake is registered as a Categorie I and feeds into la Tardoire river. It has fish and covers 3740m<sup>2</sup> or 5500m<sup>3</sup>.

There is a tennis court on the land but it has not been used for a very long time and would have to be resurfaced to put back into service, there is tarmaced pathway down to the house and barns and a separate plot that has a large selection of fruit

## LOCAL TAXES

<b>Taxe foncière:</b>	<b>1900 EUR</b>
<b>Taxe habitation:</b>	<b>EUR</b>

## NOTES