



Ref: A31780RGA24 Price: 178 200 EUR

agency fees included: 8 % TTC to be paid by the buyer (165 000 EUR without fees)

Stone-built cottage with 3 bedrooms 2 bathrooms in a quiet hamlet close to the charming village of Busserolles



INFORMATION

Town: Busserolles

Department: Dordogne

Bed: 3

Bath: 2

Floor: 152 m2
Plot Size: 676 m2









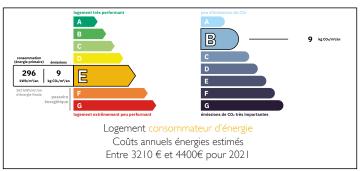




IN BRIEF

This stone property is perfect as a main residence or a holiday home, or ideal for renting! This property offers a large kitchen and dining rooms, with a seperate lounge with cosy wood burner, a ground floor bedroom and ensuite bathroom. Upstairs offer 2 more spacious bedrooms, a second bathroom and an office space. There is an attached barn ideal to use as a workshop or just for off-road parking, the attached garden of $36\,\mathrm{Im^2}$, offers views from the terrace over the ocuntryside, terrasse and there is a separate piece of land $31\,\mathrm{Sm^2}$ an ideal veggie plot perfect for those gardening enthousiasts. Property not to be missed!!!

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.

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr



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LOCAL TAXES

Taxe foncière: 994 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This property consists off:

Ground floor:

- Equipped kitchen with a lovely wood cuisinière "Merville". 28m2
- Dinning room with stairs to the 2nd floor. 21m2
- Living room with fire place and door opening onto the garden. 30m2
- Bedroom 19m2 with ensuite (shower) 5m2

1st floor:

- Bedroom 19m2
- Bathroom (shower) 5m2
- Bedroom 16m2
- Closet room 7m2
- Barn (new roof in 2019) 25m2
- Upper terrasse area with a small outbuilding under.
- Attached garden of 361m2 and a separate plot just a few meters away of 315m2.

Additional information:

- New roof in 2020
- Single glazed windows
- Septic tank
- Heating: wood burners and electric heaters.
- Property can be sold furnished.

The property is in a quiet hamlet just a few km from the pretty village of Busserolles. Busserolles has a bakers, restaurant, campsite, tennis courts etc.

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