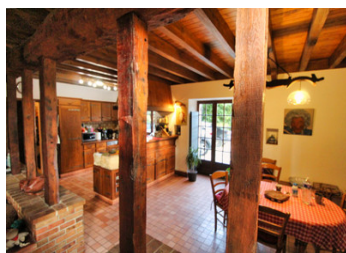


Stone house 230m2 in hamlet 3mn from Bourdeilles with pool house and enclosed garden 2481m2



## INFORMATION

Town:	Bourdeilles
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	230 m2
Plot Size:	2481 m2

## IN BRIEF

Pleasant stone house with 230m2 living space in a hamlet 3 minutes from the center of Bourdeilles, with pool house and 2481m2 enclosed garden with trees.

The charming village of Bourdeilles is located in the Périgord Vert region. It's best known for its chateau, lush countryside and peaceful atmosphere, and is crossed by the lovely Dronne river.

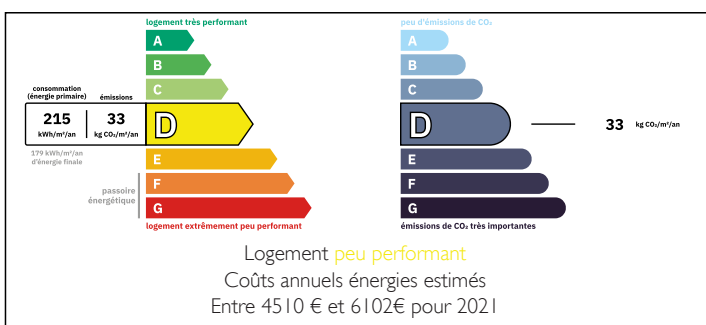
The house is 1.5km from the village center.

The property comprises a large dwelling house with 4/5 bedrooms, 3 shower/bathrooms, 1 large 58m2 cathedral living room with wood-burning stove, 1 fully-equipped open-plan kitchen, 1 mezzanine currently serving as living room.

Outside, a large shaded terrace, a lovely swimming pool (full sun) with pool house and a small outbuilding underneath.

The 2481m2 grounds are planted with trees and entirely enclosed.

## 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:** 2450 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Ground floor

26m2 fitted kitchen

58m2 cathedral living room with wood-burning stove.

Laundry/boiler room and storeroom 17m2 and 24m2

Bedroom 12m2

Bathroom 11m2

WC

First floor (left side)

WC

Bedroom 12m2

Bedroom 10m2

Shower room 7,2m2

First floor (right side)

Mezzanine 22m2

Study/bedroom 9m2

Bedroom 12m2

Bathroom 4m2

Outdoor

Pretty terrace shaded by 2 Actinidia (kiwi trees)

Small 27m2 storage outbuilding

Sun-exposed 5x10 resin pool, filtration system recently replaced.

Pool house

Easy-to-maintain wooded grounds of 2481m2.

The property is fully enclosed.

Gas heating

Wood-burning stove

Individual sanitation up to standard

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