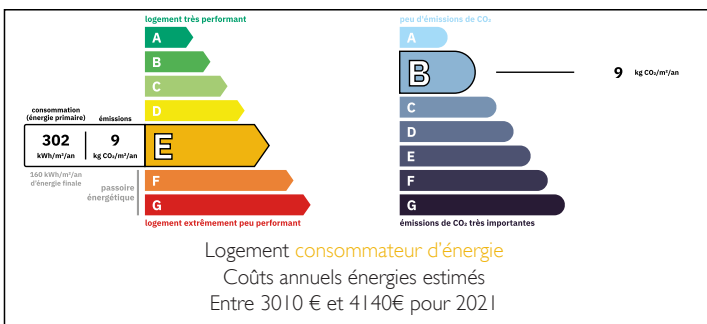


Real estate complex: two houses, outbuildings, barn, well, bread oven, pool, land 2ha7



## ENERGY - DPE



## INFORMATION

Town:	Bournac
Department:	Dordogne
Bed:	6
Bath:	6
Floor:	300 m2
Plot Size:	27875 m2

## IN BRIEF

Magnificent stone real estate complex with 2 houses. The first single-storey Perigord style house with a surface of 132m2 includes

Entrance on kitchen, shower room wc , a room with wood stove .

Large living room of 36m2, dining room with old tiled floor with fireplace ( pellet poele) of 36m2 , A second bedroom with its wardrobe and shower area .

Attic with floor insulation .

The 2nd house of 168m2 is ideal for summer rental . It includes: entrance leading to hallway, full bathroom, laundry room, kitchen. Access to a corridor leading to the terrace of the house .

Dining room, living room , Nice wooden staircase leading to the 1st floor, landing overlooking 4 bedrooms with an area of 29m2 to 9 m2

A 2nd staircase leads to the attic (floor with blown insulation).

Beautiful garden with centenary tree and fruit trees.

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: 1258 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Magnificent stone real estate complex with 2 houses. The first single-storey Perigord style house with a surface of 132m2 includes

Entrance on kitchen, shower room wc , a room with wood stove .

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Dining room, living room , Nice wooden staircase leading to the 1st floor, landing overlooking 4 bedrooms with an area of 29m2 to 9 m2

A 2nd staircase leads to the attic (floor with blown insulation).

Beautiful garden with centenary tree and fruit trees. South facing swimming pool. Well, bread oven, barn and courtyard.

Located in a charming village, not far from the shops of St Médard de Mussidan , station , A89 .

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