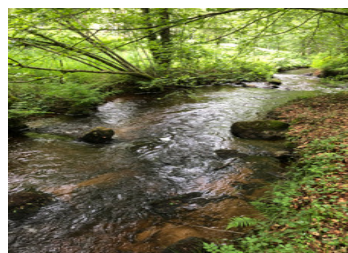


## Charming French Countryside Estate: Main House, 2 Gîtes (3 Bedrooms Each), In-Ground Pool, and Expansive Land



## INFORMATION

Town:	Saint-Barthélemy-de-Bussière
Department:	Dordogne
Bed:	8
Bath:	4
Floor:	500 m <sup>2</sup>
Plot Size:	16159 m <sup>2</sup>

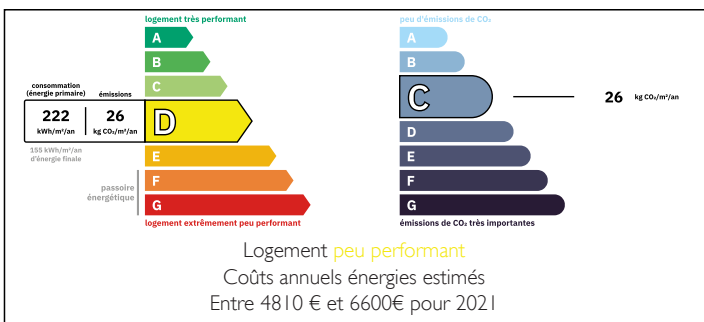
## IN BRIEF

Expansive Estate with Gîtes, Pool, and Scenic Grounds

This exceptional property features a spacious main house, two 3-bedroom gîtes, and two barns, offering ample living and investment opportunities. Additional highlights include a cinema room, an independent library, and an in-ground swimming pool.

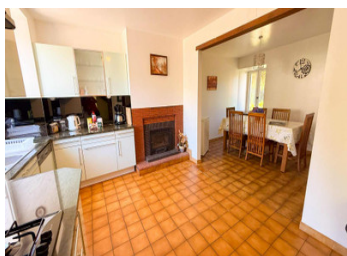
Outdoor amenities include multiple terraces and barbecue areas, a picturesque stream, and a vast field, providing a serene and versatile setting for relaxation or recreation. Perfect for a private retreat or a hospitality venture, this estate combines charm, comfort, and endless possibilities.

## 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

### Gite #1

Has three floors. The living room (19m<sup>2</sup>) is on the ground floor and has a large open fireplace & a ceramic tiled floor. French doors open out onto the veranda.

Steps from the living room lead up to a modern, well equipped kitchen (33.3m<sup>2</sup>) with a dining area. The patio door at the rear opens up to steps to the garden where there is a barbecue and lawned area, very practical to keep an eye on the children.

The downstairs shower room/w.c. (4.9m<sup>2</sup>), is off the passage that leads to a double bedroom. (10.9m<sup>2</sup>) There is an attractive view of the countryside and the pool from the bedroom that create a peaceful atmosphere

At the top of the open stairs there is a large room with twin beds (29m<sup>2</sup>) and a single bedroom (10m<sup>2</sup>)

These are separated by a passageway that has a room with a toilet and hand basin. (3.3m<sup>2</sup>)

### Gite #2

From the generous entrance-way (8m<sup>2</sup>) step into a well-equipped kitchen (12.4m<sup>2</sup>) that features sleek fitted units & granite countertops.

Adjacent to the kitchen (14.2m<sup>2</sup>) is a charming dining area (9.2m<sup>2</sup>) with a wood-burning stove, adding warmth and ambiance.

This floor includes a double bedroom (11.7m<sup>2</sup>) with a garden view and a built-in wardrobe, ideal for a restful night. Across the hallway, you'll find a convenient shower room (2.6m<sup>2</sup>) with sink, and WC.

First Floor: Spacious Living and Stunning Views

A beautiful spiral wooden staircase leads you to the upper floor, where a very spacious, airy living...

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES