

Holiday home village property with in-ground private pool and attached gardens, set in a small hamlet.

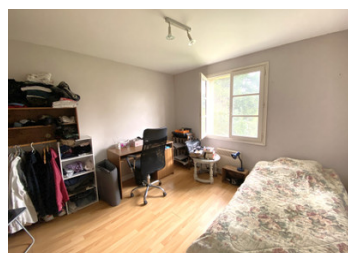


INFORMATION

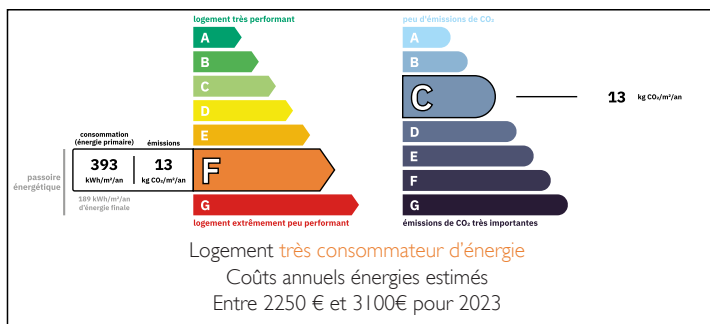
Town:	Busserolles
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	98 m2
Plot Size:	1230 m2

IN BRIEF

Ideal holiday home or a family residence, situated on the edge of the village of Busserolles, in a quiet hamlet, with a handful of houses, this property offers: An open living room and kitchen, with wood burning stove, two ground floor bedrooms and office space and a shower room, upstairs offers a large open living area which could be a 3rd double bedroom. Outside offers a large stone built barn separated into a workshop a utility room and a second storage area, this could be converted to create a second living area (with the correct permissions) With off road parking and attached gardens, this property is one 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.



DESCRIPTION

Charming Village Property – Ideal Holiday Home or Family Residence

Situated on the edge of the picturesque village of Busserolles, this attractive property is tucked away in a peaceful hamlet with only a handful of neighbouring homes, offering both privacy and a strong sense of rural charm.

The ground floor features a bright, open-plan living room and kitchen, complete with a wood-burning stove that creates a cosy and welcoming atmosphere. There are two ground floor bedrooms, an office area, and a shower room, providing comfortable and practical living space. Upstairs, a spacious open-plan area offers flexibility and could easily serve as a third double bedroom or hobby room.

Outside, the property benefits from a large, traditional stone-built barn currently divided into a workshop, utility room, and a storage area. With the appropriate permissions, this outbuilding offers excellent potential for conversion into further living accommodation or a guest annex.

The home also enjoys off-road parking and attached gardens, ideal for relaxing and enjoying the peaceful surroundings. Whether you're looking for a full-time residence, a holiday retreat, or an investment opportunity, this characterful property is well worth viewing.

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

LOCAL TAXES

Taxe foncière: 683 EUR

Taxe habitation: EUR

NOTES