

Stone built property with 5 bedrooms and riverside views

EXCLUSIVE



## INFORMATION

Town:	Busserolles
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	250 m2
Plot Size:	3893 m2

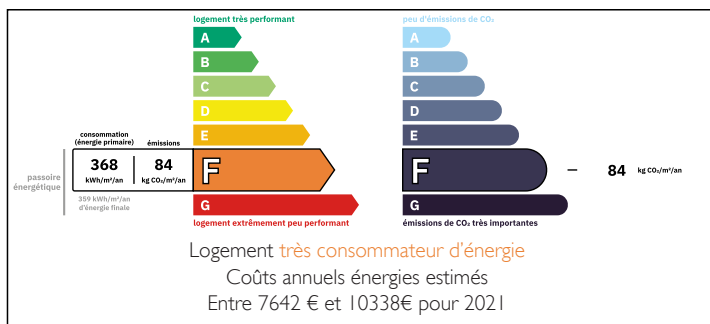
## IN BRIEF

Set in a tranquil location with beautiful riverside views, this characterful stone-built property is the perfect out of town property, and ideal for enthusiastic anglers, this property is ideally situated less than 12 km from the town of Saint-Mathieu and 14 km from the lively market towns of Piegut-Pluviers and Montbron.

Boasting over 250 m<sup>2</sup> of living space, the main house features a spacious open-plan kitchen with central island, a welcoming dining room with wood-burning stove and patio doors accessing the front sun terrace, a sitting room with a wood burner, and doors leading to the front gardens. From here, you can enter the second living area. The self-contained apartment, offers two bedrooms or bedroom and a living room, both with a balcony overlooking the side garden, a kitchenette, and a family shower room with WC....



## ENERGY - DPE



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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

Upstairs in the main house, you'll find three additional bedrooms, a generous landing currently used as an office and reading nook, and another family shower room with WC.

The property sits on attractive plot surrounded by gardens with a separate stone barn, perfect for storage or workshop use.

There is also private off-road parking.

With its generous proportions, flexible layout, and idyllic setting, this is a property not to be missed

### Property details

Kitchen - 29m<sup>2</sup>

Dining room - 38m<sup>2</sup>

Sitting room - 35m<sup>2</sup>

Boiler room - 13m<sup>2</sup>

Upstairs -

Landing area 38m<sup>2</sup>

Bedroom - 1 - 24m<sup>2</sup>

Shower-room - 8m<sup>2</sup>

Bedroom - 2 - 17m<sup>2</sup>

Bedroom - 3 - 13m<sup>2</sup>

Appartment

Kitchenette - 15m<sup>2</sup>

Bedroom - 4 - 19m<sup>2</sup>

Bedroom - 5 - 18m<sup>2</sup>

Shower-room 4m<sup>2</sup>

Attached gardens 3,893m<sup>2</sup>

Off road parking for a number of vehicles

Detached stone built barn

Boiler-room housing the Oil fired central heating system and alarm

Fosse non conforming

Cellar

Riverside property and private island

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

## LOCAL TAXES

Taxe foncière: 137 EUR

Taxe habitation: EUR

## NOTES