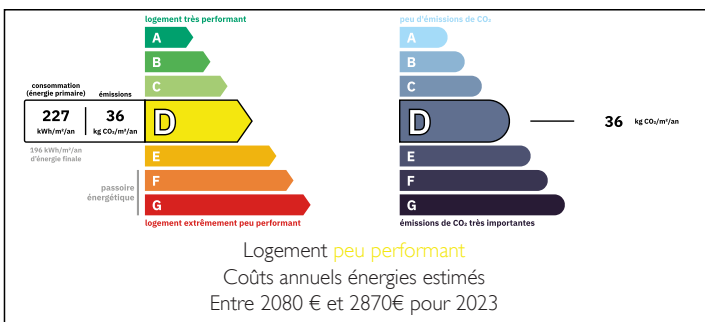


Two bedroom house, swimming pool, barn and garage

EXCLUSIVE



ENERGY - DPE



## INFORMATION

Town:	Le Bugue
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	81 m2
Plot Size:	5097 m2

## IN BRIEF

At the end of a small hamlet, this two-bedroom house enjoys a lovely location with views, a large (recent) swimming pool, outbuildings and gardens less than two kilometres from the centre of the charming village of Le Bugue.

The property was carefully maintained and it shows, its exteriors are particularly attractive.

In details:

HOUSE

5 m<sup>2</sup> entrance

WC 1.3 m<sup>2</sup>

Shower room with WC 4.15 m<sup>2</sup>

Sitting room 28.4 m<sup>2</sup>

Kitchen 12 m<sup>2</sup>

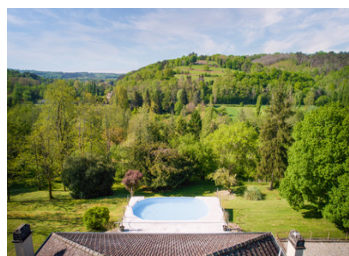
Bedroom 13.1 m<sup>2</sup>

Bedroom 13.3 m<sup>2</sup>

## EXTRAS

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

HOUSE - 77 m<sup>2</sup>

5 m<sup>2</sup> entrance

WC 1.3 m<sup>2</sup>

Shower room with WC 4.15 m<sup>2</sup>

Sitting room 28.4 m<sup>2</sup>

Kitchen 12 m<sup>2</sup>

Bedroom 13.1 m<sup>2</sup>

Bedroom 13.3 m<sup>2</sup>

## EXTRAS

Swimming pool 8x4m, built in 2019

Barn 52 m<sup>2</sup> + 22 m<sup>2</sup> mezzanine over utility room/cellar

Local utility room 14 m<sup>2</sup>

Cellar/storage room 8 m<sup>2</sup>

Garage 28 m<sup>2</sup>

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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: 1038 EUR

Taxe habitation: EUR

## NOTES