

UNDER OFFER. Charming 3 bed stone house in the centre of a quiet village in the picturesque Perigord Vert.



INFORMATION

Town:	Busserolles
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	160 m2
Plot Size:	1107 m2

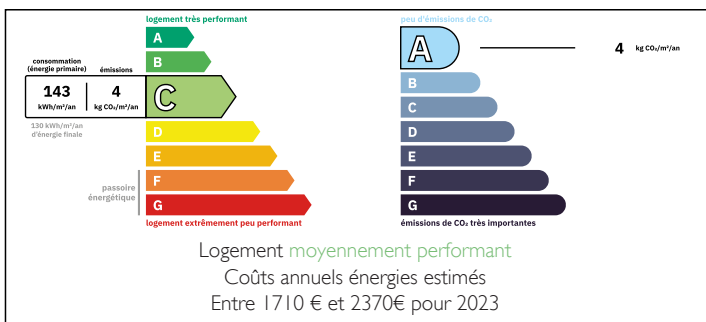
IN BRIEF

A lovely stone property in a central location in a quiet village in the beautiful Perigord Vert region of the Dordogne. Comprises a fully renovated 3 bed house (160m²), attached outbuilding (117m²) with workshop/storage space on two levels, private courtyard with terrace and attached garden.

The house features a generous living space set over three levels. It includes an open plan ground floor with large kitchen and dining room, spacious first floor salon, three bedrooms and a large bathroom with bath and shower.

There is double glazing throughout and the roof is in good condition being insulated and waterproofed. A new central heating system was installed in 2023 along with a thermodynamic hot water heater. The house is connected to mains drains.

ENERGY - DPE



An attached outbuilding offers renovation potential

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: 1300 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

A stone property located in a quiet village in the Perigord Vert region of the Dordogne.

Includes a fully renovated 3 bed house, attached outbuilding, private courtyard and large attached garden.

Located in the heart of the village and next door to a popular bistro, the house has a very comfortable living space of 160m² set over three levels.

The ground floor has the main entrance which opens on to a large open space (41m²) that comprises a fully fitted kitchen with wood burner and dining area. At the other end is the rear door with access to the courtyard and garden beyond. There is also an integrated garage (46m²), a part of which is now used for the recently installed central heating and hot water systems. The remainder of this space is used as a garage but could easily be renovated. A lavatory can also be found in one corner.

A solid wooden staircase leads to the first floor. This level has been divided between another open living space (52m²) comprising the salon with smaller dining area and the first bedroom (16.5m²), bathroom (10m²) and laundry room/ dressing (3.5m²). There is also a separate lavatory on this level.

A second wooden staircase leads to the renovated attic, just under the roof, which comprises a second, smaller salon (27.5m²) and two bedrooms (12m² & 14.5m²).

A new wood pellet central heating system was installed in 2023 alongwith a thermodynamic hot water heater. The roof was done...