

Beautiful stone property with a guest house/gîte & studio, large pool, gardens & hangar. Peaceful location.



INFORMATION

Town:	Bouteilles-Saint-Sébastien
Department:	Dordogne
Bed:	7
Bath:	5
Floor:	355.3 m2
Plot Size:	4170 m2

IN BRIEF

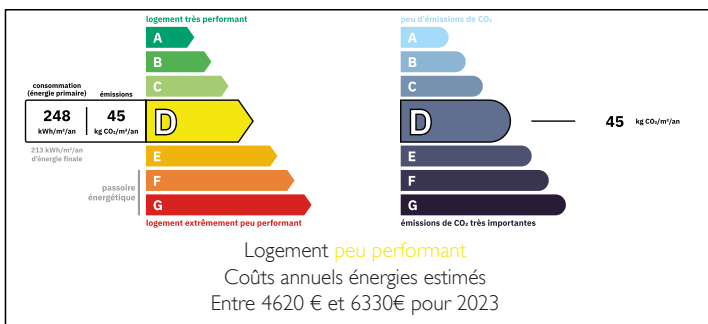
This lovely stone property is set in a very peaceful setting and has a guest house/gîte, a stone outbuilding, currently used as a sound studio, a further stone outbuilding in need of restoration and large wooden hangar that used to be for drying tobacco.

Gardens surround the property and there are some lovely views across the countryside.

The property is just 3km from St séverin and 9kms from Verteillac, both villages have shops bars and restaurants etc. The main shopping town of Ribérac is a 15 minutte drive.

Bergerac airport is 74km, Bordeaux is 128km and Limoges is 144km from the property.

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

Main house.

Downstairs.

Kitchen/dining room - 30.15 m²

Living room 1 - 42 m²

Living room 2 - 21.25 m²

Corridor - 6.15 m²

Utility room - 5.05 m²

WC - 1.45 m²

Office/bedroom - 12.05 m²

Cellar - 10 m².

Upstairs.

Corridor - 4.70 m²

Bedroom 12.45 m²

Bedroom - 22.50 m²

Bath/shower room - 4.70 m²

Bedroom 42 m²

En-suite shower room - 5.50 m².

LOCAL TAXES

Taxe habitation: EUR

Guest house/gîte.

Kitchen/dining room - 23.80 m²

Living room - 27.50 m²

Office/bedroom - 8.55 m²

En-suite shower room - 3.55 m²

Corridor - 4.20 m²

Utility room - 5.55 m²

Corridor - 4.75 m²

Bedroom - 9.00 m²

Bathroom - 4.65 m²

Bedroom - 13.40 m²

En-suite bath/shower room - 7.35 m².

NOTES

Studio.

Room 1 - 17.50 m²

Room 2 - 36.10 m².

Wooden hangar, gardens, swimming pool and well.

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