

3 Bedroomed riverside property in the popular village of Bourdeilles, North Dordogne



EXCLUSIVE

INFORMATION

Town:	Bourdeilles
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	140 m ²
Plot Size:	325 m ²



IN BRIEF

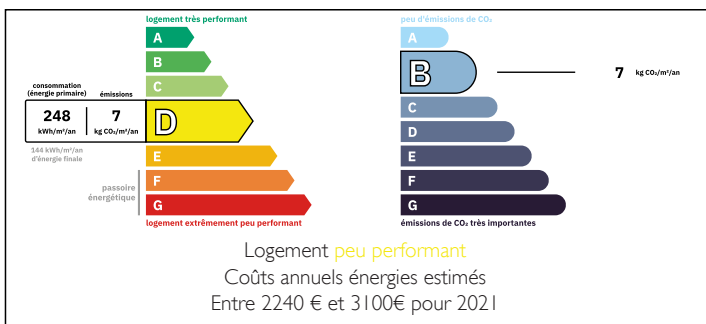
This exceptional property enjoys a prime position in the heart of Bourdeilles, nestled just beneath the historic castle walls. With direct access to the river and its own private mooring, the setting is truly unique.

The home boasts a spacious covered terrace that offers stunning views over the river and the picturesque cascading weir—perfect for relaxing or entertaining. There's also a charming courtyard garden and off-road parking, adding both convenience and charm.

Inside, the kitchen features unique character elements, while both the dining room and lounge open directly onto the large covered terrace, seamlessly connecting indoor and outdoor living.

Upstairs, you'll find a second lounge, three bedrooms (including one with an ensuite shower

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

Just a few steps from the village square and the historic château, this charming property offers an exceptional riverside lifestyle in one of the Dordogne's prettiest villages.

You enter the home through a welcoming hallway that leads into the 18m² kitchen, complete with fully fitted units, exposed stone walls, and a beamed ceiling, blending modern comfort with rustic charm. A separate utility room with WC and washbasin provides added practicality.

From the kitchen, a door opens into the dining room, featuring a beamed ceiling and fireplace with inset log burner. This space connects beautifully with the outdoors, with doors opening directly onto the balcony overlooking the riverbank and double doors to the left lead to a large covered terrace—perfect for riverside dining and entertaining.

Another door from the kitchen leads into the summer lounge, which also has a wood-burning stove and double patio doors that open directly onto the 40m² covered terrace, offering uninterrupted views of the river and the cascading weir.

Beyond the terrace is a large parking area and garden shed with stone steps leading down to the private canoe mooring—ideal for river access and quiet contemplation.

Upstairs, a lovely first-floor lounge area features a balcony overlooking the river, creating a peaceful retreat plus an additional fireplace. From here, you'll find a double bedroom with its own shower and washbasin, a master bedroom with another riverside balcony, and a family bathroom with bath, shower, washbasin, and WC.

A further staircase leads to the third bedroom, a bright and spacious 30m²...

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