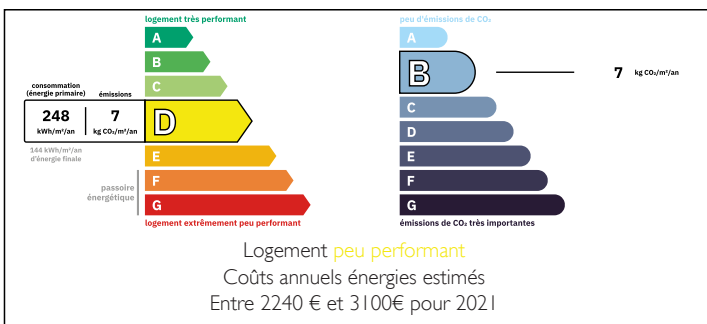


## 3 Bedroomed riverside property in the popular village of Bourdeilles, North Dordogne

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Bordeilles
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	140 m²
Plot Size:	325 m²

## 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

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 habitation: EUR

## NOTES

## 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 18m<sup>2</sup> 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 40m<sup>2</sup> 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 30m<sup>2</sup>...