

Set of three houses, swimming pools, pool house and wellness area



## INFORMATION

Town:	Le Bugue
Department:	Dordogne
Bed:	7
Bath:	6
Floor:	251 m2
Plot Size:	23423 m2



## IN BRIEF

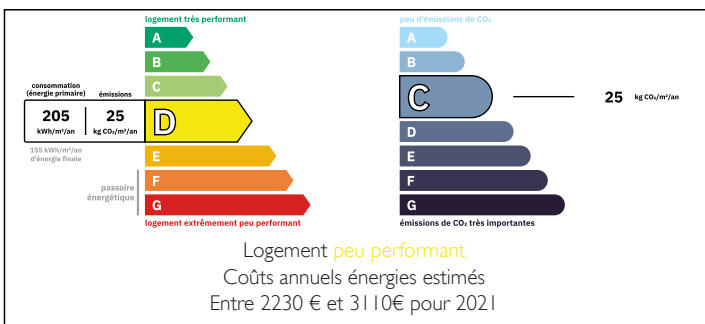
This stone property exudes authentic charm and a rare sense of serenity. It comprises a main house, two guest houses, two swimming pools with pool house (currently a gym), a fully equipped wellness area and a large garage

The setting is exceptional.

The main house, comfortable and welcoming, has two bedrooms and offers a pleasant living space, combining old-world charm with modern comfort. A few steps away, the large, fully equipped guesthouse has three bedrooms, making it ideal to welcome families. The smaller, more intimate guesthouse offers two bedrooms in an equally well-appointed setting.

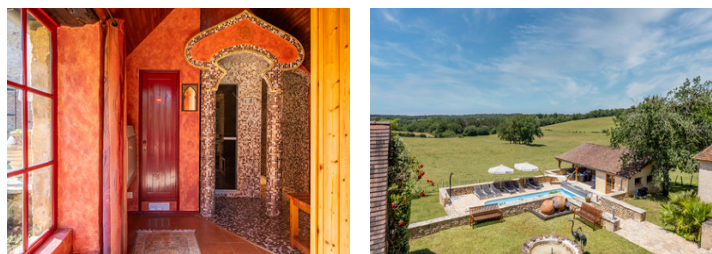
The outdoor facilities are remarkable, with two swimming pools, a spa, and a wellness area with hammam and sauna, inviting you to relax. The large

## 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

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The outdoor facilities are remarkable, with two swimming pools, a spa, and a wellness area with hammam and sauna, inviting you to relax. The large garage/workshop, a boules court, and a well complete this property, offering numerous possibilities.

An ideal place to live and entertain, combining nature, relaxation, and activities within the grounds.

## LOCAL TAXES

Taxe foncière: **3356 EUR**

Taxe habitation: **EUR**

## NOTES

MAIN HOUSE - 125 m<sup>2</sup>

GROUND FLOOR

Dining room 35 m<sup>2</sup> (wood-burning stove)

Living room 20 m<sup>2</sup>

Kitchen 21 m<sup>2</sup>

Shower room and toilet 2.6 m<sup>2</sup>

Office, wardrobe and laundry room 18.3 m<sup>2</sup>

FIRST FLOOR

Hallway 1.7 m<sup>2</sup>

Bathroom, bath and shower 4.3 m<sup>2</sup>

WC 0.5 m<sup>2</sup>

Bedroom 10.2 m<sup>2</sup>

Bedroom 10.8 m<sup>2</sup>

LARGE GÎTE - 92 m<sup>2</sup>

GROUND FLOOR