

house with 4 bedrooms, 4 bathrooms, living room, kitchen, and a guest house with living area, 2 bedrooms

EXCLUSIVE



INFORMATION

Town:	Bussac
Department:	Dordogne
Bed:	6
Bath:	5
Floor:	240 m2
Plot Size:	22918 m2

IN BRIEF

Ideally located 10 minutes from Chancelade in the countryside, this property will charm you with its large capacity, comprising two very comfortable dwellings.

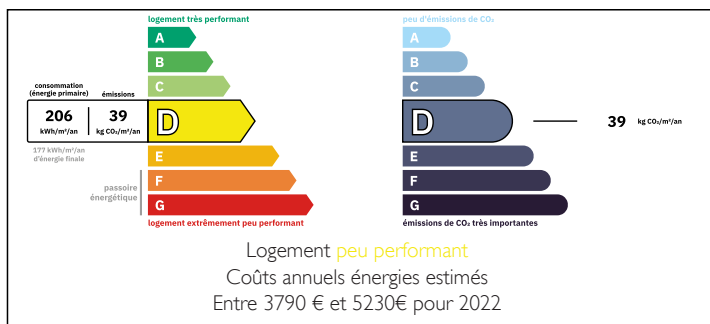
A total of six bedrooms and five bathrooms or shower rooms with a large living room and lounge. Beautiful and spacious landscaped grounds of over 2 hectares with a swimming pool, orchard and wooded area. Parking space.

Beautiful views of the surrounding countryside.

The owners have continuously made improvements to enhance comfort (air-conditioned bedroom, bathrooms and showers, pizza oven in the pool area, thermal and sound insulation, conversion of the annexe, etc.).

We are 15 minutes from Périgueux, 1 hour from Angoulême, 1.5 hours from Bordeaux and 2.5 hours from the Atlantic beaches.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Set on over 2 hectares of land comprising an orchard, relaxation area and woodland, on the outskirts of Périgueux, the department's prefecture, the property comprises a main house of approximately 216 m² and an annexe of 50 m².

The main house:

Ground floor:

A 39 m² living room with wood-burning stove.

A partially open-plan fitted kitchen measuring 14.68 m².

A 33.4 m² lounge with fireplace and wood-burning stove.

A 12.47 m² bedroom with shower room.

A 6.40 m² bathroom.

An entrance hall (8.78 m²) opening onto a walled courtyard.

A 36 m² garage/boiler room.

A 5 m² laundry room.

Upstairs:

Two bedrooms, each measuring 10 m², and a 3 m² shower room.

Master bedroom measuring 20.4 m² with en-suite bathroom, reversible air conditioning, large dressing room/play area in the attic measuring 38 m².

The solid oak or pine floors and the oak staircase were recently installed by local craftsmen.

Oil-fired boiler, wood-burning stoves and heat pump for the upstairs bedroom.

Partially covered panoramic terrace with barbecue.

The annexe is located in an outbuilding overlooking the courtyard and garden.

On the ground floor:

Entrance hall.

Living room/kitchen of 27.3 m².

Upstairs:

Two attic bedrooms, each measuring 11 m².

Landing.

Shower room.

Wood-burning stove heating.

A workshop of approximately 30 m² adjoins the accommodation.

Large covered dining area with bar and games area.

Beautiful pool area with open and covered room,