

Charming Bourdeilles 4 Bedroomed property with swimming pool and large barn



INFORMATION

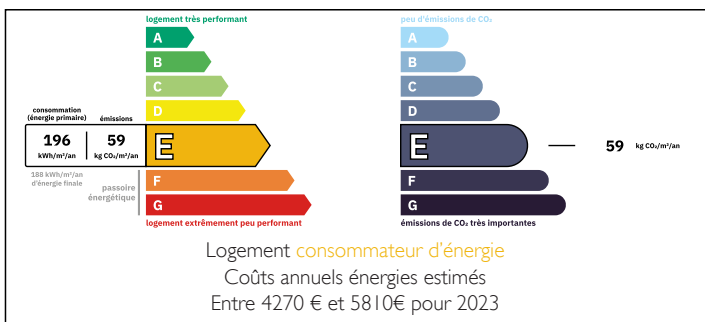
Town:	Bourdeilles
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	185 m2
Plot Size:	3391 m2

IN BRIEF

Accessed via an external staircase leading to a balcony wrapping around two sides of the house, this property offers, on the main level, a 15 m² fully fitted kitchen with space for a breakfast table and a bright 31 m² lounge-dining room with a chimney and doors opening onto the balcony. Three bedrooms of 13 m², 10 m², and 10 m² overlook the garden, alongside a bathroom with bath, sink, and bidet, plus a separate WC. The lower level (sous-sol) includes a second fully fitted kitchen, an additional bedroom, a large bathroom, an office with a back door, and a utility room housing the oil-fired central heating boiler. An integrated garage completes the house. Outside, a fully enclosed garden with vehicle access from two sides features an 8x4 m swimming pool with a liner replaced in 2021 and a large retractable cover, a terrace,...



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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.



LOCAL TAXES

Taxe foncière: 2298 EUR

NOTES

DESCRIPTION

You reach the property via an external staircase that leads onto a balcony wrapping around two sides of the house, before stepping into the hallway. On the right is a generous 15m² kitchen with fitted units and plenty of space for a breakfast table. To the left sits a bright 31m² lounge–dining room with a chimney and doors opening back out onto the balcony. This level also offers three bedrooms measuring 13m², 10m² and 10m², all overlooking the garden, along with a bathroom featuring a bath, sink and bidet, plus a separate WC.

Head down to the sous-sol and you'll find a second fully fitted kitchen, an additional bedroom, a large bathroom and an office room with its own back door. The utility room is also on this level and houses the oil-fuelled central heating boiler for heating and hot water. At the far end sits an integrated garage.

Beyond the main house is a substantial barn of around 275m². The garden is fully enclosed with vehicle access from two sides, and features an 8×4m swimming pool with a liner replaced in 2021 and a large retractable cover, along with a terrace for relaxing by the water.

All measurements are approximate, and plenty more photos are available. Heating is via oil fuelled central heating plus there is a chimney in the lounge. PVC Double Glazing.

Nestled in the heart of the Périgord Vert in the Dordogne, Bourdeilles is the kind of charming village that instantly catches the...