

Charming 2-Bedroom Stone House with stunning countryside views, Terraces & Pool. In the Dordogne.



## INFORMATION

Town:	Bouteilles-Saint-Sébastien
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	129 m <sup>2</sup>
Plot Size:	1509 m <sup>2</sup>

## IN BRIEF

Bouteilles-Saint-Sébastien enjoys an ideal location, surrounded by villages offering essential shops and services.

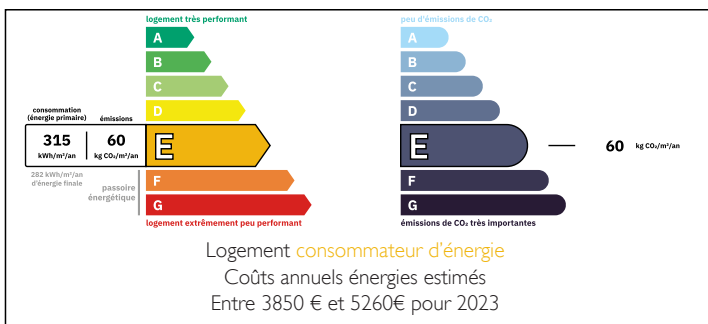
Just 5 km away, Verteillac has bakeries, grocery stores, cafés, restaurants.

Ribérac (11 km) provides supermarkets, pharmacies, doctors, a cinema, a pool, and various shops, and a lively Friday morning market.

Saint-Séverin (5.3 km) offers a school, healthcare, and local commerce.

This close access to amenities makes Bouteilles-Saint-Sébastien perfect for peaceful country living without sacrificing convenience—ideal as a main residence or holiday home.

## 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.



## DESCRIPTION

This beautifully presented stone property offers a bright and spacious OPEN-PLAN LIVING AREA, cleverly divided into three inviting zones: a cosy sitting room, a stylish dining space, and a bespoke fitted kitchen. The living space is bathed in natural light thanks to windows on both sides and features wooden floors, exposed natural stone walls, and a striking chimney housing a large wood-burning stove. The new KITCHEN is thoughtfully designed with wooden worktops, a built-in oven, hob, extractor fan, fridge, and wine fridge.

Double French doors open from the living area onto a COVERED TERRACE, offering breathtaking views of rolling countryside and direct access to the in-ground swimming pool—perfect for outdoor dining and entertaining.

A HALLWAY leads to the bedroom wing, with space for an office or occasional sleeping area. This versatile zone also has French doors to the covered terrace and another door leading to the charming courtyard.

The property features two generously sized bedrooms:

BEDROOM ONE enjoys direct access to the sunny terrace and pool, allowing you to wake up to panoramic views and morning sunshine. It also includes a stylish EN-SUITE BATHROOM with a bath and shower over, WC, sink, heated towel rail, and window.

BEDROOM TWO also opens onto the sun terrace and features an EN-SUITE SHOWER ROOM with a large shower, hand basin, WC, heated towel rail, and window.

Additional features include:

UTILITY ROOM with WC, hand basin, oil-fired boiler for central heating, hot water tank, and plumbing for a washing machine

## LOCAL TAXES

Taxe foncière: **783 EUR**

Taxe habitation: **EUR**

## NOTES