

Beautiful 4 bedroom home located between Brantome & Bourdeilles. Peaceful setting in rural location.

EXCLUSIVE



INFORMATION

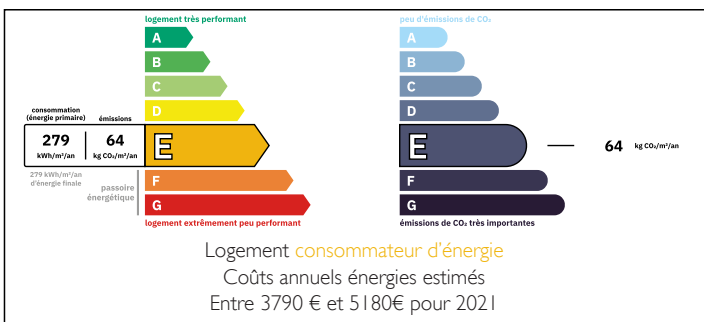
Town:	Bourdeilles
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	162 m ²
Plot Size:	20417 m ²

IN BRIEF

Charming 4-bedroom rural property with spacious rooms, full of character features including exposed beams and stone walls. Offering a flexible accommodation layout, private secluded surroundings, and pasture land ideal for animals, this unique home combines countryside charm with versatile living.



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

You access the property from a country lane passing only one neighbour. On the driveway there is ample parking for cars including a detached double garage and a single integral garage. You arrive at the rear of the property. You enter the property from the front into an ENTRANCE HALL/DINING room 5.4m x 2.4m (9m²) a tiled floor with stairs to the first floor. Off the dining room is the KITCHEN 5.3m x 3.3m (17.49m²) a fitted wooden kitchen, integral oven and microwave, tiled floor and feature old bread oven. A UTILITY ROOM 5.3m x 2.4m (12.7m²) for washing machine & tumble dryer also has the oil fired oiler. A SNUG/OFFICE 3m x 3m (9m²) is along the hallway leading to the LOUNGE 5.2m x 5.1m. Tiled floor, exposed beams and a central log burner. A separate WC is also on this level. Upstairs you have 3 BEDROOMS:

BEDROOM 1 - 3.6m x 3m (10.8m²)

BEDROOM 2 - 3.2m x 2.1m (6.72m²)

BEDROOM 3 - 5.1m x 3.7m (18.8m²)

A small ROOM 1.9m x 1.7m is ideal for a dressing room or a small study. There are two bathrooms at opposite ends of the house.

BATHROOM 1 - 2.8m x 2.9m (8.1m²) heated towel rail & carpeted

BATHROOM 2 - 4.2m x 3.7m (15.4m²) heated towel rail & carpeted

There is also a large walk through TV LOUNGE 3m x 5.7m (17m²)

The property has:

- central heating (oil fired)
- Septic tank
- Double glazing

OUTSIDE

A beautiful established garden with trees and...

LOCAL TAXES

Taxe foncière: **930 EUR**

Taxe habitation: **EUR**

NOTES