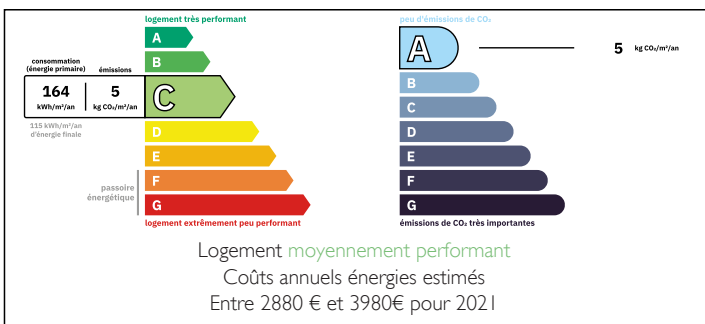


Character stone farmhouse with stunning views



ENERGY - DPE



INFORMATION

Town:	Saint-Barthélemy-de-Bussière
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	230 m ²
Plot Size:	4750 m ²

IN BRIEF

6-room house – 231 m²

In a privileged setting, this property offers a charming ensemble made up of two houses and a barn, with excellent potential for further development.

The first house, already largely renovated, benefits from modern equipment and quality finishes: roof, PVC double-glazed windows, insulation, air-to-air heat pump, pellet stove, recent kitchen, two shower rooms, tiled floors, updated plumbing, photovoltaic panels and storage batteries allowing near self-sufficiency in electricity. Arranged over two levels, it comprises a living room, kitchen, utility room, two master suites and a dressing room. A traditional bread oven and a well complete the property.

An approximately 80 m² barn separates this house from a second dwelling of 107 m², which requires renovation, apart from the PVC double-glazed

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

Nestled in the heart of the Périgord Vert

Set in a privileged environment renowned for its unspoiled natural beauty, rolling countryside and authentic rural character, this property offers an exceptional ensemble comprising two houses and a barn, with considerable development potential.

The Upper Périgord region is celebrated for its limestone plateaux, verdant valleys, and proximity to charming medieval villages. This area epitomizes the essence of South-Western France, offering a rare combination of tranquillity, natural heritage and a thriving community of artisans and gastronomes. The region's temperate climate, abundant water resources and lush landscape create an idyllic setting for those seeking sustainable living and rural authenticity.

The Property

The first residence has undergone extensive renovation and features modern amenities and quality finishes: new roof, PVC double-glazed windows, thermal insulation, air-to-air heat pump, pellet stove, contemporary kitchen, two bathrooms, tiled flooring, updated plumbing, photovoltaic panels and battery storage system providing near-total energy independence. Spread across two levels, it includes a lounge, kitchen, scullery, two master bedrooms and a dressing room. A bread oven and a well complete the package.

An 80 m² barn separates this house from a second residence of 107 m² awaiting renovation, with the exception of the double-glazed windows and pellet heating already in place.

The entire property sits on a 5,000 m² plot, landscaped as a park, south-west facing, commanding outstanding unobstructed views and enjoying complete privacy.

LOCAL TAXES

Taxe habitation: EUR

NOTES