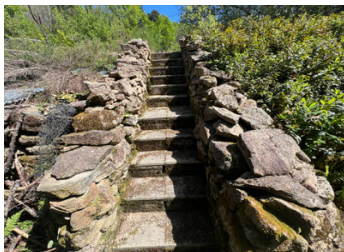
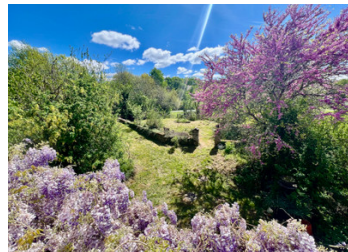


A quintessential French country house that will beguile you with all of its charm and original features.

EXCLUSIVE



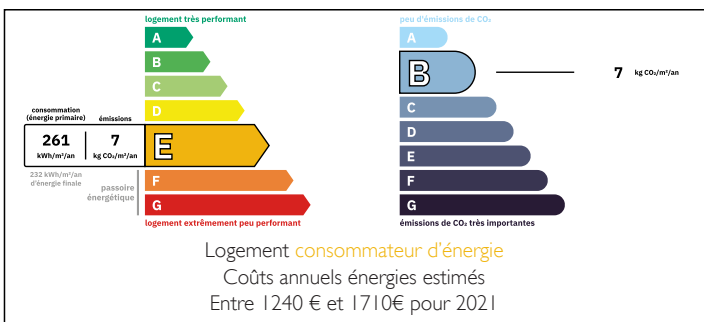
## INFORMATION

Town:	Saint-Barthélemy-de-Bussière
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	112 m <sup>2</sup>
Plot Size:	2119 m <sup>2</sup>

## IN BRIEF

A charming and characterful French country home set in a peaceful rural setting, offering beautiful gardens, original features, and lovely countryside views. With dual access, generous living space, and useful outbuildings, this delightful property combines authenticity and comfort, making it ideal as a full-time residence or a tranquil getaway.

## 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

The property benefits from two distinct entrances. The first opens into a wooded, gated courtyard with a carport and space to create a walled stone potager, with direct access into the kitchen. The second, from a quiet country lane, leads along a lawned path through a delightful garden, offering a picturesque approach to the house with its wisteria-laden façade.

From this side, you enter a spacious 36 m<sup>2</sup> living area featuring a wood-burning stove and the original bread oven — a truly charming focal point. This level also provides access to the 11.5 m<sup>2</sup> kitchen and an 8.5 m<sup>2</sup> dining area, along with a modern shower room with WC. The property is connected to mains drainage, offering ease and convenience.

Upstairs, there are two bedrooms: a generous principal room of 22.4 m<sup>2</sup> and a second bedroom of 12.5 m<sup>2</sup> with its own ensuite bath and hand basin, while a separate WC is located on the landing. Both rooms enjoy breathtaking views across the surrounding countryside.

Outside, quirky steps lead up to a separate studio or office space (6.63m<sup>2</sup>) ideal for remote working or creative use. The grounds are arranged into several lawned areas, with established fruit trees — including apple, pear, and two cherry trees — alongside an abundance of flowers and budding hedges. A small pond at the entrance enhances the peaceful setting.

In addition, three charming former piggeries provide practical storage space, ideal for logs and gardening equipment, further complementing this characterful and well-rounded property.

The property...

## LOCAL TAXES

Taxe foncière:	676 EUR
Taxe habitation:	EUR

## NOTES