

Fabulous renovation project to continue in an area of peace, quiet and natural beauty in the Dordogne



INFORMATION

Town:	Bussière-Badil
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	85 m2
Plot Size:	2238 m2



IN BRIEF

A renovation project that began with great care and attention is now ready for new owners to take it to the next stage. Essential works, including the electrics and plumbing, have already been completed, while part of the main living area has been renovated. If you dream of life in the French countryside and would like the opportunity to create a home in your own style, this property offers enormous potential.

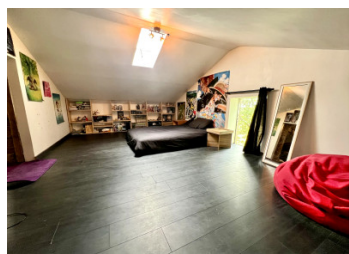
Set in a peaceful and private location with uninterrupted countryside views, the property enjoys a truly tranquil setting.

ENERGY - DPE

DPE not required.

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

Entry is via a charming terrace that overlooks the surrounding landscape, leading directly into the kitchen and lounge area. A beautiful stone chimney breast provides the perfect focal point for a future wood-burning stove. The exposed stone walls and floor tiles create an authentic and characterful atmosphere. Original tomette tiles bring you into the spacious bathroom/utility room.

Currently, a ladder provides access from the bathroom to the loft area above, offering exciting possibilities for increasing the habitable space, subject to any necessary permissions.

On the opposite side of the kitchen, an opening leads into what is planned to become the future living room, with provisions already envisaged for a pellet stove and an additional opening to the front of the house.

NOTES

A curved staircase leads to the first floor, where the generous principal bedroom remains in its rustic state, ready for completion. The second bedroom has already been finished and enjoys lovely views across the surrounding countryside.

Outside, there is a former barn, now in a dilapidated condition, which houses the non-compliant septic tank. This sits on a parcel of land that benefits from being constructible. In addition, an adjoining field has recently been acquired and could potentially provide the opportunity for a second dwelling with its own private garden, subject to the necessary permissions.

The orchard is a particular feature of the property, offering an abundance of fruit trees including plum, pear, cherry, peach, persimmon, fig, apple and medlar.

Overall, this is an exciting opportunity for a renovation enthusiast...