

Two Adjoining Homes in a Peaceful Rural Setting – 191 m , Four Bedrooms w/ the most stunning oasis of a garden



INFORMATION

Town:	Busserolles
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	190 m2
Plot Size:	2533 m2

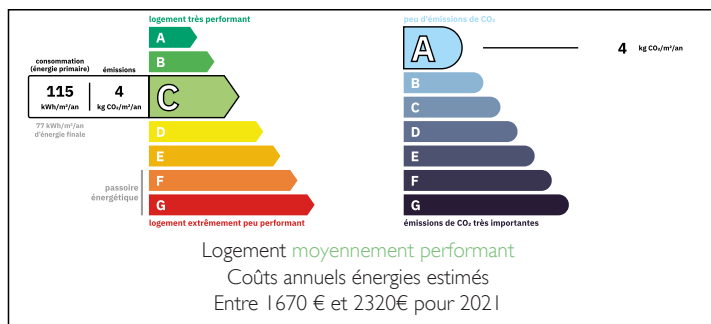


IN BRIEF

Nestled within a wonderfully peaceful hamlet and surrounded by greenery, this charming property offers privacy, tranquillity and exceptional versatility.

Providing 191 m² of comfortable living space, it comprises two adjoining houses connected by a single internal door. The flexible layout is ideal for a large or multigenerational family, accommodating visiting relatives and friends, or creating an independent holiday rental.

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 first house features a welcoming living room with a wood-burning stove, a fully fitted and equipped kitchen, and a useful office on the ground floor. Upstairs, a spacious principal bedroom benefits from its own private bathroom, creating a comfortable and secluded suite.

The second house offers a bright and generous open-plan living room and kitchen, three bedrooms and a family bathroom. The property is presented in excellent condition, allowing its new owners to settle in immediately.

Outside, each home enjoys its own private terrace with no overlooking neighbours—perfect for dining, relaxing and appreciating the peaceful surroundings. The fully enclosed 2,533 m² garden has two separate entrances, providing additional independence and practicality for each dwelling.

Efficient heating is supplied by an air-to-water heat pump, complemented by the wood-burning stove. PVC double-glazed windows further enhance year-round comfort.

A rare and highly adaptable property, offering the perfect balance between shared family living and complete independence.

LOCAL TAXES

Taxe foncière: 1428 EUR

NOTES

Key features

191 m² of living space

Fully enclosed 2,533 m² garden

Eight rooms

Four bedrooms - Three on ground level

Two bathrooms

Two WCs

37 m² main living room

Two private terraces with no overlooking neighbours

Two independent entrances

Fully fitted and equipped kitchen

Air-to-water heat pump and wood-burning stove

PVC double-glazed windows