

Bourdeilles – House with stunning views and shops within walking distance



INFORMATION

Town:	Bourdeilles
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	200 m2
Plot Size:	1093 m2

IN BRIEF

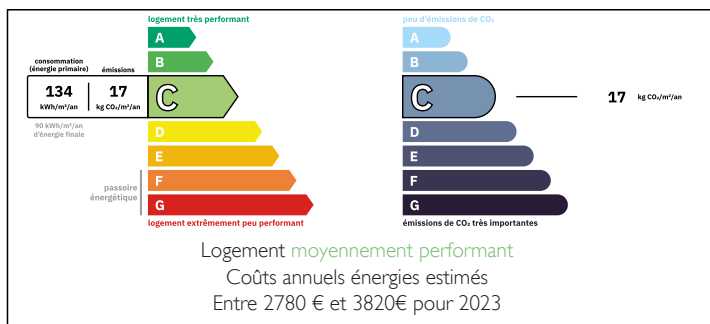
A house on three levels comprising:

- Ground floor: 2 garages, 1 cellar, 1 workshop.
- First floor: 1 study, 1 lounge/dining room, 1 fitted kitchen, 2 bedrooms with a shower room, 1 toilet and 1 terrace
- On the second floor: 1 bedroom, 1 toilet, 1 landing and 1 games room

Situated in the heart of the charming village of Bourdeilles, this three-storey house offers spacious rooms and a pleasant living environment. It is particularly appealing for its large terrace offering panoramic views of Bourdeilles Castle, its light-filled living area with a fireplace, and its enclosed, tree-lined garden. Close to shops within walking distance, it also benefits from useful features, including a heat pump, double-glazed windows and mains drainage



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

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NOTES

The highlights of this house:

- Large terrace with panoramic views of Bourdeilles Castle
- Double-glazed windows
- Mains drainage
- Heat pump
- Beautiful, light-filled living room with a fireplace and access to the terrace
- Double garage
- Enclosed, tree-lined garden with an outdoor toilet
- Shops within walking distance
- Separate fitted kitchen with access to the terrace
- 3 bedrooms, 2 of which have en-suite shower rooms
- Large room currently used as a games room, which could be converted into a bedroom

Well worth a viewing without delay. A wonderful opportunity to enjoy the charm of Bourdeilles and its exceptional living environment!

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>