

Spacious 3 bed stone cottage; attached garden; lovely village location; amenities within walking distance.



INFORMATION

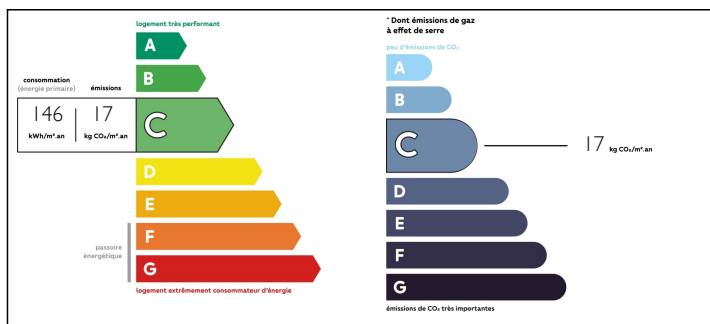
Town:	Bussière-Badil
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	206 m2
Plot Size:	1840 m2

IN BRIEF

Lovely and spacious 3 bed stone house located near the centre of the village of Bussiere-Badil in the picturesque Perigord Vert. Amenities within walking distance include bakery, butcher, popular bar restaurant and doctor. Full amenities can be found in the nearby towns of Montbron and Piegut-Pluviers, both within 15km. Angouleme (TGV connections to Paris and Bordeaux) is 45km and Limoges airport is 65km. The house is semi-detached, has been well renovated and is ready to move into. It includes a cosy salon with wood burner, three bedrooms, two bathrooms, a large open plan space comprising kitchen, dining room and another salon. Central heating is gas fired (town gas), all windows are double glazed and it is connected to mains drains. An attached garden with great countryside views is at the rear of the property where there is also an old piggery. The garage is on a non-attached plot of constructible...

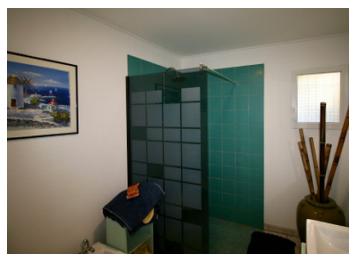


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: **860 EUR**

NOTES

DESCRIPTION

Originally two houses, the property has been renovated to create a single spacious 3 bed house with over 200m² floor space that is ready to move into and includes:

On the ground floor:

- Salon (30m²) with wood burner in a stone fireplace and front door/ access to the front of the property.
- Open living space with kitchen, dining room and living room (55m²) with space for a wood burner and access via glazed doors to the terrace, back garden and outbuildings.
- Bedroom 1 (16.5m²).
- Bathroom 1 (7m²) with Italian shower, washbasin and toilet.
- Laundry/ utility room (8m²) with access door to the side of the property.
- Boiler room (2m²).

A wooden staircase from the living space leads to the first floor which comprises:

- Open mezzanine (16m²).
- Bedroom 2 (23m²).
- Bedroom 3 (15m²).
- Bathroom 2 (4m²) with shower cubicle, washbasin and toilet.
- Attic (25m²), accessed via second staircase from the utility room.

Behind the house is a small courtyard with access to a side gate and the piggery which has been renovated, has a new roof and is used for wood storage. Steps from the terrace lead up to the garden which offers some great views over the village and the surrounding beautiful countryside and has a small wooden green house that is used for outdoor dining.

All the windows are double glazed, the gas-fired central heating (town gas) has been recently installed and the house is...