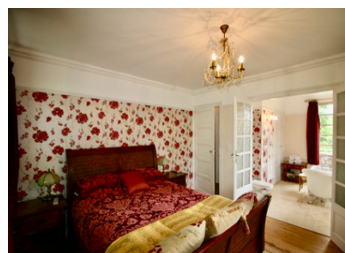


**UNDER OFFER.** Lovely 5 bed house with large garden; walking distance to amenities.



## INFORMATION

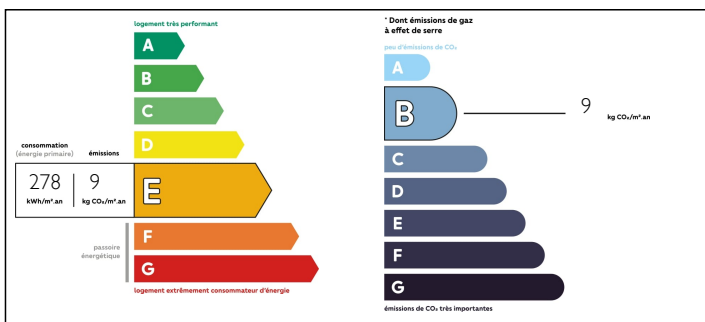
Town:	Busserolles
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	158 m2
Plot Size:	5222 m2



## IN BRIEF

A lovely 1950's house in a quiet location near the centre of the village of Busserolles in the picturesque Perigord Vert. This 5 bedroom, 3 bathroom house is available fully furnished, offers plenty of living space over two levels and has a large private garden. There is also over 140m<sup>2</sup> of workshop space that could be used as an atelier for an artisan or even as an artist's studio. The village of Busserolles has a popular bistro, bakery and post office. More amenities can be found in the lively local market towns of Piegut-Pluviers (9km) and Montbron (15km). Local attractions include an 18 hole golf course (10km) and the very popular leisure lake with beach at Saint Estephe (12km). Angouleme, capital of the Charente department, is 50km and has TGV connections to Paris and Bordeaux. Limoges airport is 60km.

## 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: 1600 EUR**

## NOTES

## DESCRIPTION

This beautiful property comprises a 1950's built 5 bed house with integrated garage, attached summer kitchen and cave, separate garage and separate atelier workshop with hangar.

The house offers over 130m<sup>2</sup> living space over ground and first floor and is available fully furnished.

The ground floor comprises:

A semi-open plan living space (49.5m<sup>2</sup>) which includes kitchen, dining room and living room with a centrally-placed wood burner.

Bedroom 1 (9.5m<sup>2</sup>).

Family bathroom (7m<sup>2</sup>) with bath, sink and WC.

Summer kitchen/ laundry room (25.5m<sup>2</sup>) at the back of the house with WC and separate garden access.

Cave (34m<sup>2</sup>), accessed via the summer kitchen and dining room and with renovation potential to increase the living space.

A staircase leads to the first floor and a corridor (6.5m<sup>2</sup>) leading to:

Master bedroom (15m<sup>2</sup>) with ensuite bathroom (9.5m<sup>2</sup>) with bath, sink and WC and loft access.

Bedroom 2 & 3 (9m<sup>2</sup> and 11m<sup>2</sup>).

Bedroom 4 (10m<sup>2</sup>).

Family shower room (4.5m<sup>2</sup>).

Separate WC (1.5m<sup>2</sup>).

The main house also has an integrated garage (31.5m<sup>2</sup>) and a second garage (26m<sup>2</sup>) at the rear.