

This stunning property is situated in the popular village of Bourdeilles within walking distance to the centre



## INFORMATION

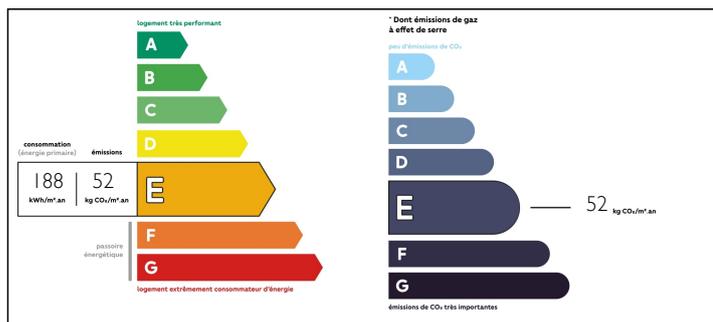
Town:	Bourdeilles
Department:	Dordogne
Bed:	6
Bath:	3
Floor:	407 m2
Plot Size:	46513 m2



## IN BRIEF

The property is in need of complete modernisation. It has some outstanding original features, high ceilings, large rooms and offers so much potential with the land, forest and out buildings that are also included in the sale. It is very unique to have such a large property with so much land within walking distance to the village centre. In Bourdeilles you will find restaurants and a Bar, a mini supermarket, hair dressers, bakers etc... and there is even a small market on a Sunday morning and canoe hire in the summer.

## 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

You enter the house on the side of the property via an entrance Hall.. There are cellar rooms behind this area which are great rooms to stock Wine. They also houses the boiler and fuel tank for the central heating.

Going up a flight of stairs you enter the kitchen with a large fireplace. There are doors two doors leading from the kitchen into the main living areas and then a staircase up to the first floor.

Taking the right hand door you pass through a corridor with a small shower room and then onto a large Dining Room 23.2m<sup>2</sup>. There are doors opening out into a small private Courtyard, a perfect place to take breakfast. There is access to the rear of the large barns from here.

You then go through to a Living room 25.29m<sup>2</sup> with access to the rear garden. You can cross the hallway and go into a second Living room, perfect for an office 24.7m<sup>2</sup>. It has a small bathroom with a sink and bidet From here there is a downstairs Bedroom 24.05m<sup>2</sup> with a small bathroom in the corner again with a sink and bidet. This leads on to a very pretty room, a sitting room perhaps 18.24m<sup>2</sup>. Most rooms benefit from fireplaces and most have some sort of built in storage.

Going upstairs there is an impressive wide landing with rooms to both sides. There are 4...

## LOCAL TAXES

Taxe foncière: **2891 EUR**

## NOTES