

Black Perigord - Beautiful character house with 4 bedrooms and useful outbuilding, bright and tastefully renovated, in the heart of the countryside in a very beautiful...



## INFORMATION

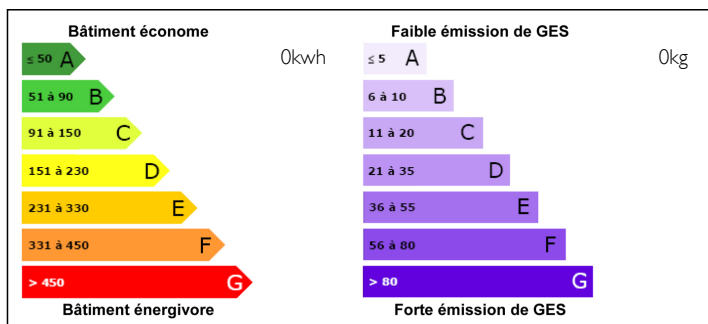
Town:	LE BUISSON DE CADOUIN
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	183 m2
Plot Size:	16316 m2



## IN BRIEF

Beautiful and quiet environment for this comfortable house located on a plot of land of about 16 000 m2 with an outbuilding including a garage, an artist's studio and a storage space all easily convertible into a guest house.

## 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

### DOWNSTAIRS

An independent entrance (2.85 m2).  
Living / dining room (37.50 m2).  
Parental bedroom (21.75 m2).  
Office room or dressing room (9.70 m2).  
Bedroom 2 (16.85 m2).  
Bathroom + toilet (7 m2).  
Corridor (16.70 m2).

### FIRST FLOOR

Bedroom 3 (11.25 m2).  
Room 4 (15.35 m2).  
Toilet.  
attic (20 m2).

A CELLAR (59 m2).

STONE BARN-Garage (60 m2).

Excellent location close to the classified villages of Cadouin, Limeuil and Trémolat with easy access to the Dordogne and Vézère valleys and the main attractions of the Périgord Noir as well as vineyards and Bastides of the Périgord Pourpre. Bergerac airport at 35km.

## LOCAL TAXES

**Taxe foncière: 653 EUR**

**Taxe habitation: 329 EUR**

## NOTES