

Fabulous position and private setting for this house built in 1980 in the Perigourdine style.



## INFORMATION

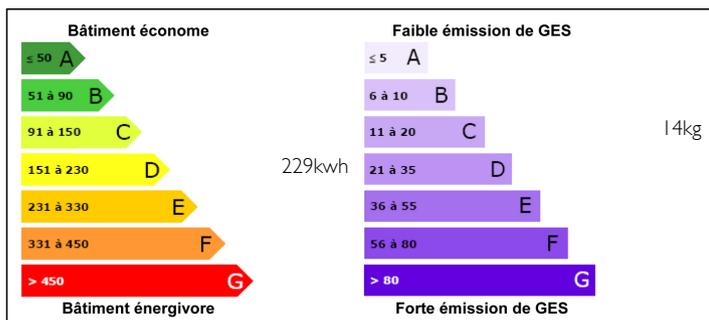
Town:	LE BUGUE
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	180 m2
Plot Size:	1764 m2



## IN BRIEF

The house in perfect condition with 4 bedrooms is settled in almost half an acre of well maintained garden with trees, shrubs, lawn, terraces and a 7x3m pool.

## 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

There are 180m<sup>2</sup> of living area on two floors.

On the ground floor the entrance hall (11m<sup>2</sup>) with staircase serves a fitted kitchen (18m<sup>2</sup>), a spacious living / dining room (37,5m<sup>2</sup>) with doors to the terrace and garden, separated by a low wall from a second lounge with built-in wood burner and a door leading to the terrace, a bedroom (15,5m<sup>2</sup>) with access to the terrace, a shower/laundry room, and a separate toilet.

On the first floor a landing serves three bedrooms (12m<sup>2</sup>, 11m<sup>2</sup>, 15m<sup>2</sup>), a bathroom and separate toilet. The house benefits from double glazing, electric heating and a wood burner.

Surrounded by its beautiful garden with BBQ area, pool with covered terrace, a garden shed, the property offers peace and tranquillity and nice views. At the same time it is only 2km away from the shops in Le Bugue.

## LOCAL TAXES

**Taxe foncière: 1413 EUR**

## NOTES