

Under offer ! Stunning property with 3 renovated houses and a gorgeous garden.

EXCLUSIVE

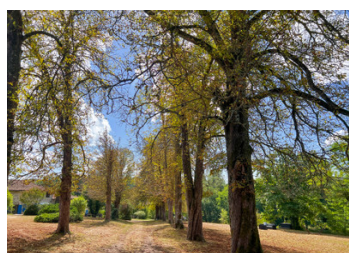


## INFORMATION

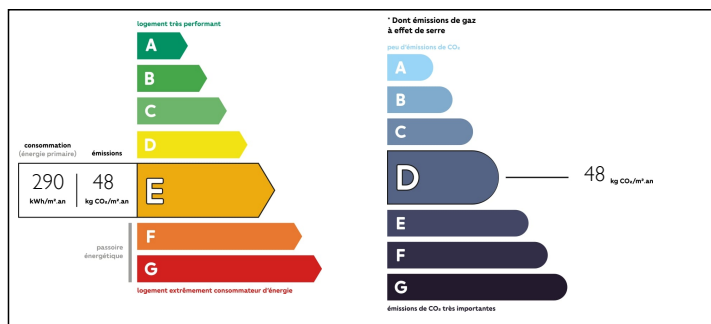
Town:	Bussière-Badil
Department:	Dordogne
Bed:	9
Bath:	4
Floor:	339 m2
Plot Size:	11022 m2

## IN BRIEF

This property is currently run as a gîte complex with 2 gîtes and a main house for the owners. All 3 properties are off a good size. Although you are on the edge of the village it is in a very quiet private setting. This property has been fully renovated and is ready for you to start your own successful business!



## 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

This property consists off :

Main house : 150m2

Ground floor :

- Entrance / Hall (11m2)
- Kitchen with a Godin wood burner (27m2)
- Back kitchen (6m2)
- Hall way / office space (11m2) that leads onto the private terrasse at the back of the house.
- WC
- Living room with a godin wood burner (28m2)
- Bedroom (15m2)
- Bedroom (14m2)
- Bathroom with bath (7m2)

1st floor :

- living room (16m2)
- Bedroom (8m2)
- Bedroom (9m2)

Basement under the house : 27m2

Boiler room / outbuilding attached to the main house (9m2)

House 2 : 74m2

Ground floor :

- Living room / kitchen (37m2) with an access at the back to a private terrasse.
- Back kitchen (8m2)
- Bathroom (3m2)
- WC

1st floor :

- Living room / open bedroom (14m2)
- Bedroom (6m2)
- Bedroom (9m2)

## LOCAL TAXES

Taxe foncière: 1393 EUR

Taxe habitation: 1011 EUR

## NOTES