

UNDER OFFER An elegant well maintained property with barn, swimming pool, pool bar and gorgeous vistas.



INFORMATION

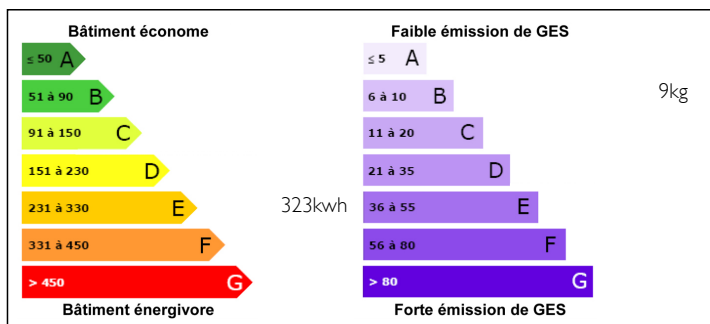
Town:	Bussière-Badil
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	135 m2
Plot Size:	2190 m2



IN BRIEF

This property is located within walking distance of a village with a bar/restaurant, bakery and small shop. It has been immaculately renovated and benefits from being light, bright and airy. Double glazing throughout with layers of insulation make for a quality home for year-round living. The interiors and exteriors are extremely well maintained, so no upgrading is necessary, although there is room for extended living space if required in the attached barn

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

Further detail:

Downstairs

You enter the property into an elegant & welcoming hallway (5,20m²) with cathedral ceiling height. To the right is the cozy living area (15,15m²) with wood burning stove and surrounding views from double sided windows.

To the left of the hallway is the elegant dining room (15,10m²) with yet another wood burning stove and access to the kitchen.

The kitchen (15m²) is impressively large, immaculate and has lots of cupboard space. There is a utility/pantry area to one side (4,97m²), extra storage (1,50m²) and access to the barn. All extremely practical.

The barn which measures approx (100m²) has two independent workshops within, a mezzanine, electricity, water and double doors out into the garden.

1st Floor

Two very beautiful bright bedrooms (16,24m²) and (16,12m²) - like a 5 star hotel each with an ensuite, shower and bath. (7,32M²) and (4.28m²) and the main with a walk in closet (2,66m²).

2nd floor

A large bedroom/office space (18,58m²) with an ensuite shower room (4,65m²) with lots of storage completes the interior.

A stunning manicured garden with 2 terraces, pool bar, above ground swimming pool with heat pump and well will seduce any buyer as the property is move in ready.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES