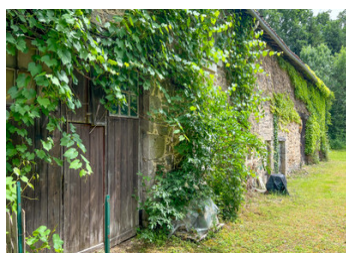


Lovely barn conversion next to the Tardoire River with in-ground swimming pool and beautiful terrain

## EXCLUSIVE



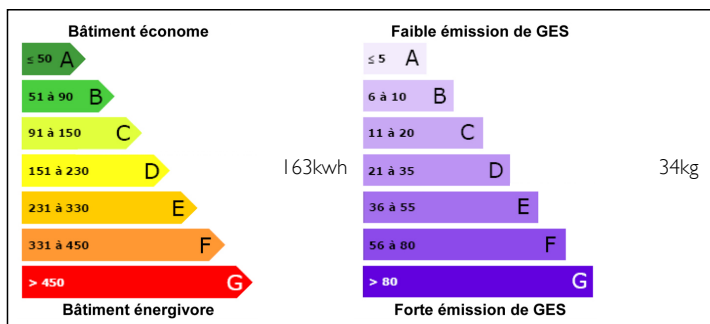
## INFORMATION

Town:	Busserolles
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	156 m2
Plot Size:	34708 m2

## IN BRIEF

This lovely property has a lot to offer with its 3 bedroom renovated barn (156m2), 2 large barns ripe for renovation, an in-ground salt water pool, the location next to the Tardoire River and its own private lake. How wonderful does that sound? Whilst there has already been a stunning renovation, there is room to increase the habitable space in not one, but two barns. The land in front of the property is lovely and flat and has amazing views on the stunning countryside. The property is private, yet not isolated and in a few minutes you are in Busserolles with its bar/restaurant and bakery. And to top it off, it has its own private lake a few minutes walk from the 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

You enter the house into a very large living space which encompasses lounge, kitchen and dining room (55m<sup>2</sup>) An Invicta woodburner warms this area cozily. To the right, you will find a spacious corridor with a Laundry/Toilet room (5m<sup>2</sup>) and a practical storage area (5m<sup>2</sup>) Here you also have direct access to the first barn (130m<sup>2</sup>)

A beautiful oak staircase leads you to a very spacious landing (23m<sup>2</sup>) off which there is the master bedroom (19m<sup>2</sup>) with its very spacious mezzanine (29m<sup>2</sup>) and ensuite shower/bath room (8m<sup>2</sup>). Centered around the landing is double bedroom (14m<sup>2</sup>) and a lovely bunk bed room (9,8m<sup>2</sup>) The family shower/bath room (5.7m<sup>2</sup>) completes this floor.

Outside, attached to the main house are two barns of generous proportions (130m<sup>2</sup> and 147m<sup>2</sup>) The 8x4m salt water pool sits perfectly in the centre of the garden to the front and there is plenty of parking for all your friends and family. The lake which is a few minutes walk away is spring fed.

All the materials have been sourced with quality to retain the authentic character of the house.

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

## LOCAL TAXES

**Taxe foncière: 1160 EUR**

## NOTES