

UNDER OFFER Spacious 5-Bedroom Stone Property with In-Ground Swimming Pool in a Tranquil Hamlet

EXCLUSIVE



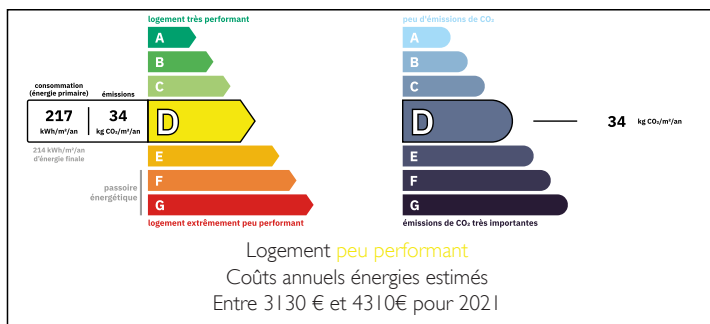
INFORMATION

Town:	Busserolles
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	290 m2
Plot Size:	5399 m2

IN BRIEF

This beautifully renovated stone barn, nestled in a charming hamlet in the picturesque Périgord Vert region of northern Dordogne, offers the perfect blend of character and modern comfort. Boasting two inviting reception rooms, huge dining area, a spacious recently fitted kitchen, and private gardens, this property is ideal as a year-round residence or a delightful holiday retreat. The highlight of the home is its stunning in-ground swimming pool, providing a serene and attractive space to relax and unwind.

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.



LOCAL TAXES

Taxe foncière: 1700 EUR

Taxe habitation: 1200 EUR

NOTES

DESCRIPTION

Ground Floor

Entryway: Welcoming and seamlessly leading into a cozy living room (39m²) that features a charming wood stove, perfect for warming up on chilly evenings.

Kitchen: A spacious, fully fitted eat in kitchen (30m²) with durable and elegant tiled flooring, offering a perfect blend of style and functionality.

Laundry Room: A practical laundry room (15m²) conveniently located with an adjacent separate W.C. (4m²).

Living/Dining Area: An expansive open-plan living and dining room (36m²) showcasing a stunning cathedral ceiling, perfect for entertaining guests or enjoying family gatherings. This area flows naturally into an additional dining/relaxation space (37m²) with French doors that open to the covered terrace and pool area, blending indoor comfort with outdoor charm.

First Floor (via the Entryway):

Landing/Office Space: A bright and functional landing area (5.3m²) that can double as a small office or reading nook.

1st Bedroom: A spacious bedroom (34m²) with its own ensuite bathroom & wc (4.9m²), offering a private retreat.

2nd Bedroom: Another generous bedroom (28.7m²) with an ensuite shower room & wc (6.5m²), combining comfort and practicality.

First Floor (via Grand Staircase from Living/Dining Area):

3 Double Bedrooms: Three well-proportioned double bedrooms (10.7m², 11m², and 11m²), ideal for family or guests.

Separate Bathroom: A spacious shared bathroom (7m²) with modern fixtures and a W.C., catering to the needs of the upper floor.