LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A40840SGE24 Price: 199 500 EUR

agency fees to be paid by the seller

Charming Bourdeilles 4 Bedroomed property with swimming pool and large barn















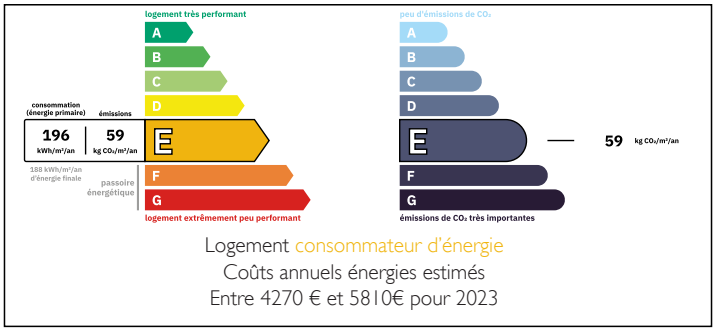
INFORMATION

Town:	Bourdeilles
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	185 m2
Plot Size:	3391 m2

IN BRIEF

Accessed via an external staircase leading to a balcony wrapping around two sides of the house, this property offers, on the main level, a 15 m² fully fitted kitchen with space for a breakfast table and a bright 31 m² lounge–dining room with a chimney and doors opening onto the balcony. Three bedrooms of 13 m², 10 m², and 10 m² overlook the garden, alongside a bathroom with bath, sink, and bidet, plus a separate WC. The lower level (sous-sol) includes a second fully fitted kitchen, an additional bedroom, a large bathroom, an office with a back door, and a utility room housing the oil-fired central heating boiler. An integrated garage completes the house. Outside, a fully enclosed garden with vehicle access from two sides features an 8×4 m swimming pool with a liner replaced in 2021 and a large retractable cover, a terrace,...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4270 € et 5810€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**2298 EUR**

NOTES

DESCRIPTION

You reach the property via an external staircase that leads onto a balcony wrapping around two sides of the house, before stepping into the hallway. On the right is a generous 15m² kitchen with fitted units and plenty of space for a breakfast table. To the left sits a bright 31m² lounge–dining room with a chimney and doors opening back out onto the balcony. This level also offers three bedrooms measuring 13m², 10m² and 10m², all overlooking the garden, along with a bathroom featuring a bath, sink and bidet, plus a separate WC.

Head down to the sous-sol and you'll find a second fully fitted kitchen, an additional bedroom, a large bathroom and an office room with its own back door. The utility room is also on this level and houses the oil-fuelled central heating boiler for heating and hot water. At the far end sits an integrated garage.

Beyond the main house is a substantial barn of around 275m². The garden is fully enclosed with vehicle access from two sides, and features an 8×4m swimming pool with a liner replaced in 2021 and a large retractable cover, along with a terrace for relaxing by the water.

All measurements are approximate, and plenty more photos are available. Heating is via oil fuelled central heating plus there is a chimney in the lounge. PVC Double Glazing.

Nestled in the heart of the Périgord Vert in the Dordogne, Bourdeilles is the kind of charming village that instantly catches the...

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