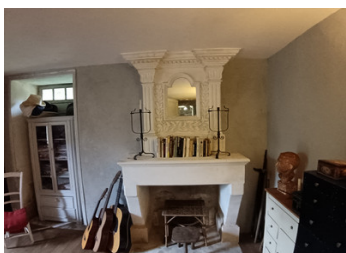


Old house with barns



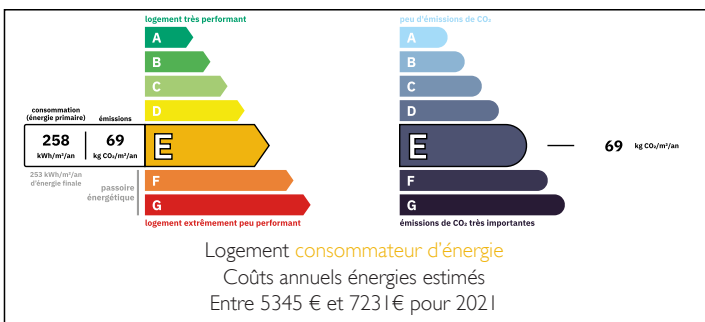
INFORMATION

Town:	Bourdeilles
Department:	Dordogne
Bed:	6
Bath:	2
Floor:	220 m2
Plot Size:	13541 m2

IN BRIEF

Located close to the medieval village of Bourdeilles and Brantôme in Périgord, this romantic property with 262 m² of living space to be finished off will charm you with its old-fashioned charm reminiscent of family homes. With its large capacity, 6 bedrooms, 2 living rooms and fireplaces, everything exudes the cosiness of intimate and warm winter evenings, as well as the coolness of summer evenings under the canopy of fragrant lime trees or exotic palm trees. Set in over a hectare of grounds, the barns and outbuildings offer an extraordinary opportunity to create a unique place.

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

With 262 m² of living space, set in over 2 acres of gardens, groves, green spaces and relaxation areas, this property in need of renovation is looking for enthusiasts of old stone to restore it to its former glory.

Comprising 6 bedrooms, 2 living rooms, 1 open-plan kitchen, library area, 1 bathroom, 3 toilets, large attic, cellars, barns and sheds, it offers enormous potential. Equipped with oil-fired central heating and fitted with fireplaces and inserts, the property can accommodate a large family and preserve everyone's privacy thanks to its various spaces.

New roof (2025) for the main house and recent roofing for the barns (2020).

Barns requiring renovation, not suitable for residential use in their current condition, with a floor area of approximately 150m². Any development plans are subject to current planning regulations.

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

NOTES