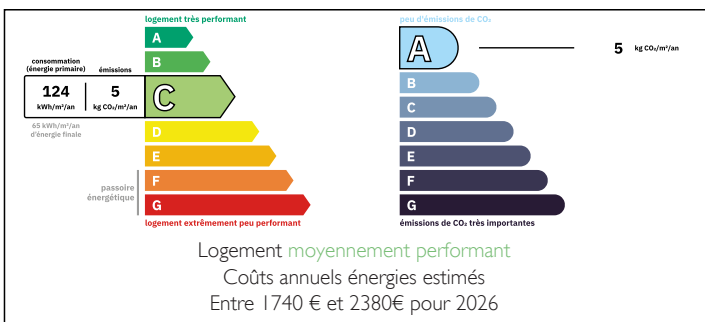


Stunning environment for a country home, with barns and 6 acres of land, featuring a small lake and a spring.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Bertric-Burée
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	150 m²
Plot Size:	29233 m²

IN BRIEF

Surrounded by fields and woodland, and with a stunning view overlooking the valley, this country house is a highly comfortable and practical home in an exceptional environment.

On the ground floor, you will find a bright living room opening onto a covered terrace, as well as a large kitchen-dining room, tastefully fitted, with a bay window also giving access to the terrace. Single-level living is possible thanks to a spacious 20 m² bedroom, a bathroom with WC, a shower room, and a utility room.

Upstairs, there are two additional bedrooms and an attic with the necessary connections for a shower room.

The two adjoining barns and the stable are perfect for storing equipment, parking vehicles, or housing horses or other animals. They also offer potential for

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

Nestled in a preserved environment, surrounded by fields and woodland, this charming country house enjoys an elevated position overlooking the valley, offering a rare and rejuvenating living environment.

From the moment you step inside, you will be charmed by the bright living room opening onto a pleasant covered terrace, perfect for enjoying outdoor meals throughout the year. The spacious kitchen-dining room, tastefully fitted, combines charm and functionality, with a large bay window providing direct access to the terrace and creating a seamless indoor-outdoor flow.

The house offers true single-level living, with a generous 20 m² bedroom, a bathroom with WC, a shower room, and a utility room, ideal for everyday convenience.

Upstairs, two additional bedrooms provide comfortable accommodation for family and guests, while a loft space with existing connections offers the possibility to easily create an additional shower room, depending on your needs.

The property is equipped with an air-to-water heat pump, photovoltaic panels for self-consumption with resale of surplus energy, double-glazed windows with rolling shutters, as well as a water softener.

The roof is in good condition, and the house benefits from enhanced insulation thanks to external cladding.

The adjoining outbuildings — two barns and a stable — which share a wall with the neighbor's outbuildings, are a real asset: ideal for storage, parking vehicles, or sheltering horses and other animals. They also offer great potential for extending the house or developing a gîte or tourism project.

Outside, nature lovers will be delighted: walking paths start directly...

LOCAL TAXES

Taxe foncière: 733 EUR

NOTES