

A 2 bed property with heaps of potential once renovated, between Issigeac, Bergerac and Castillones.

EXCLUSIVE



INFORMATION

Town:	Bouniagues
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	115 m2
Plot Size:	1780 m2

IN BRIEF

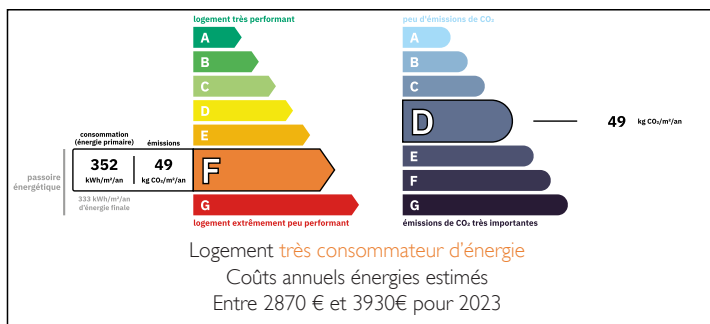
Situated in a charming village ideally located between Issigeac (8 km), Bergerac Airport (8 km) and Castillonès (12 km), this characterful two-bedroom property retains many original features, including terracotta floors, exposed stone walls and wooden beams.

The house would benefit from modernisation but offers great potential, along with the advantage of mains drainage and a generous garden — perfect for outdoor living.

An ideal holiday home, the property is within walking distance of village amenities including restaurants, a corner shop, a post office and a bar.



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

The property benefits from gas fired central heating, a wood burning stove and mains drainage .

Living Room (28 m²) with wooden floor, exposed stone and beams

Inner Lobby Area (10.36 m²) with terracota floor, and doors to veranda and out to the garden

Shower Room (5 m²) with shower, handbasin and toilet

Kitchen (17.24 m²) tiled floor and velux window

Pantry (3.72 m²)

Small conservatory ?

Bedroom 1 (25.58 m²)

Bedroom 2 (25.21 m²) terracota floor, french doors to front of the house

Outside

Garden, Gate and driveway to the house

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

LOCAL TAXES

Taxe foncière: 606 EUR

NOTES