LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43637JJE24 Price: 183 000 EUR

agency fees to be paid by the seller

Village house built in the early 80's with 4 bedrooms, large living room, summer room, veranda & garage.

EXCLUSIVE







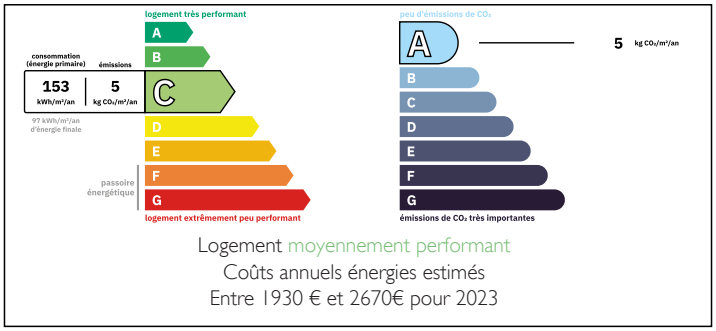








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1930 € et 2670€ pour 2023

INFORMATION

Town:	**Bertric-Burée**
Department:	**Dordogne**
Bed:	**4**
Bath:	**2**
Floor:	**186 m2**
Plot Size:	**1107 m2**

IN BRIEF

The property in detail :

Entrance hall -6.80 m²
Kitchen - 22.05 m²
Living & dining room - 36.20 m²
Veranda - 11 m²
Sun room - 21.45 m²
Mezaninne - 17 m²
Storage rooms - 9 m²
Room - 6 m²
Corridor - 7.95 m²
Bedroom 1 - 11.75 m²
Shower room with wc - 4.50 m²
Bedroom 2 - 12.70 m²
Bedroom 3 - 12.20 m²
Bathroom - 4.25 m²
Bedroom 4 - 11.70 m²
2 storage rooms of 2.30 m² & 2.50 m²

Garage - 22 m²

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe habitation: **1639 EUR**

NOTES

DESCRIPTION

Set in a peaceful location on the outskirts of Bertric-Burée, this charming property offers privacy, space, and stunning uninterrupted views across the surrounding countryside.

Built in the 1980s by the current owner, the home has been thoughtfully designed for comfortable family living. At its heart is a spacious kitchen with a breakfast area—perfect for everyday living—while the large living and dining room, complete with an open fireplace, creates a warm and inviting space for entertaining. A generous mezzanine overlooks the living area, providing additional versatile space with excellent built-in storage.

Flooded with natural light, the bright and airy veranda opens onto the beautifully maintained garden, where mature trees create a tranquil setting. A delightful summer lounge further enhances the lifestyle appeal, offering an ideal spot to relax and enjoy the warmer months.

The property features four bedrooms, including a principal bedroom with en-suite shower room and WC. Three bedrooms are positioned at the rear for added privacy, while the fourth enjoys views over the front garden. A separate WC and additional storage rooms add to the home's practicality.

An integrated garage is situated at one end of the house, while the opposite end features a pigeonnier offering excellent storage, along with an upstairs room ideal for a home office or hobby space.

Combining character, generous living spaces, and a serene rural setting, this is a wonderful opportunity to enjoy country living with comfort and flexibility.

Information about risks to which this property is exposed is available on the Géorisques website...