LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45098BLO24 Price: 375 000 EUR

agency fees to be paid by the seller

Restored farmhouse with autonomous water and electricity supply, lovely views, and river frontage, 64000 land.

EXCLUSIVE















INFORMATION

Town:	Busserolles
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	205 m2
Plot Size:	64478 m2

IN BRIEF

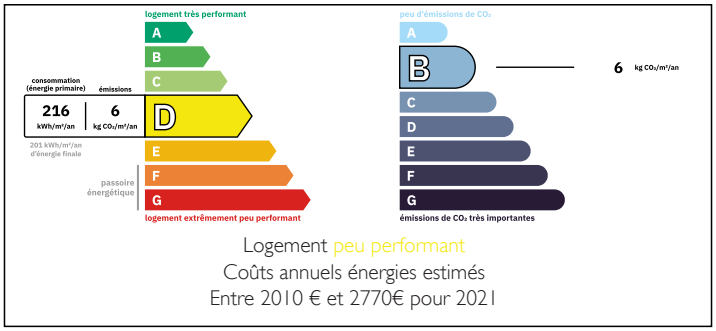
This renovated former farmhouse is situated in a quiet, unspoiled setting with no close neighbors, nestled in the heart of approximately 6.4 hectares of meadows with direct access to the river.

The house features spacious rooms, including a large living area with a mezzanine, a kitchen, a living room, two large bedrooms, two shower rooms, and several additional rooms.

The roof and insulation were redone about 10 years ago. A covered patio allows you to fully enjoy the view of the countryside. Heating is primarily provided by wood-burning stoves.

The property also offers the potential for self-sufficiency in water and electricity, while still having an electric meter.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2010 € et 2770€ pour 2021

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: **1000 EUR**

NOTES

DESCRIPTION

In the heart of the Périgord-Limousin Regional Nature Park, in the unspoiled town of Busserolles in the Dordogne (24), this charming property is set in an exceptional and exceptionally rare natural environment. Nestled amid rolling countryside, surrounded by forests, meadows, and rivers, the estate will appeal to those who love tranquility, authenticity, and unspoiled nature.

The Périgord Vert region is renowned for the beauty of its landscapes, its historical heritage, and its quality of life. Here you'll discover charming stone villages, traditional markets, castles, hiking trails, and an ever-present natural environment ideal for outdoor activities: walks, horseback riding, fishing, canoeing, or simply taking in the scenery.

The Dronne River, particularly prized for its purity and wild scenery, flows through this still largely unspoiled region.

Despite its peaceful and secluded atmosphere, the property remains easily accessible:

* Angoulême and its TGV station connecting Paris and Bordeaux: about 55 minutes
* Nontron: about 20 minutes
* Brantôme, nicknamed the "Venice of the Périgord": about 35 minutes
* Limoges International Airport: about 1 hour
* Bordeaux: approximately 2 hours

The property offers a rare combination of privacy, vast natural spaces, and environmental quality. With no immediate neighbors, it is ideally suited for a primary residence, a second home, a tourism venture, a retirement in the countryside, or a self-sufficient lifestyle in harmony with nature.

An authentic and inspiring place, located in one of the best-preserved areas of southwestern France.

Restored farmhouse with independent water and