

Le Bugue – Character Property and Guest House on 5 Hectares with River Access

EXCLUSIVE



INFORMATION

Town:	Le Bugue
Department:	Dordogne
Bed:	6
Bath:	6
Floor:	390 m2
Plot Size:	48552 m2

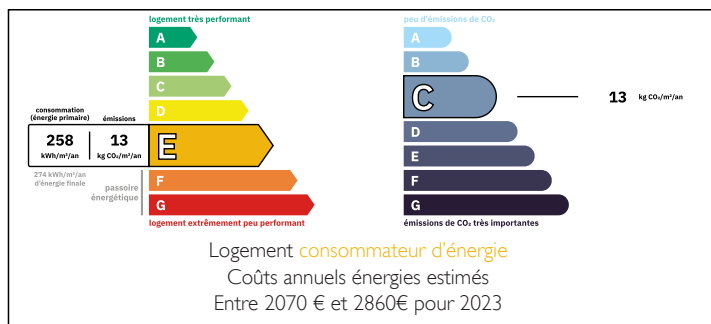
IN BRIEF

Just two minutes from the centre of Le Bugue, one of the most vibrant villages in the Périgord Noir, this remarkable character property enjoys an exceptional setting within nearly five hectares of enclosed parkland, dotted with mature trees, offering complete privacy and bordered in part by the Vézère River.

The estate comprises a spacious main house of approximately 284 m², a renovated detached guest house of approximately 106 m², an independent summer kitchen, a substantial former tobacco barn and several additional outbuildings.

The main house has retained all of its original character and offers the opportunity to be updated to suit the tastes of its future owners, while the fully renovated guest house is ready to move into.

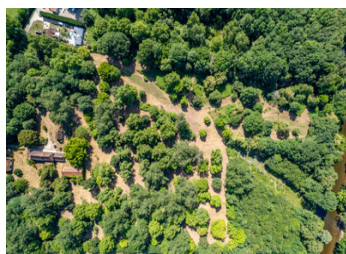
ENERGY - DPE



An ideal family home for those seeking space,

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.



LOCAL TAXES

Taxe foncière: 5800 EUR

NOTES

DESCRIPTION

Just two minutes from the centre of Le Bugue, one of the most vibrant villages in the Périgord Noir, this remarkable character property enjoys a privileged setting in the heart of nearly five hectares of enclosed parkland, dotted with mature trees, offering complete privacy and bordered in part by the Vézère River.

The estate comprises a main house of approximately 284 m², a renovated detached guest house of approximately 106 m², an independent summer kitchen, a substantial former tobacco barn and several additional outbuildings.

The main house has retained all of its original character and offers the opportunity to be updated to suit the tastes of its future owners, while the renovated guest house is immediately habitable.

MAIN HOUSE – 284 m²

GROUND FLOOR

Entrance: 6.5 m²

Shower room with WC: 9 m²

Hallway with external access: 5.7 m²

Shower room: 12 m²

Study / hallway: 23.3 m²

Living room: 44 m²

Sitting room: 50 m²

Kitchen: 20.5 m² (with a storeroom of the same size on the first floor)

FIRST FLOOR

Landing/hallway: 9.4 m²

Landing: 3.9 m²

Bedroom: 23 m² with 9 m² en-suite shower room/WC and 5.5 m² mezzanine

Bedroom: 36 m² with 1.6 m² WC and 9.3 m² en-suite bathroom

SECOND FLOOR

Two interconnecting rooms: 15.6 m²

DETACHED GUEST HOUSE – 106 m²

GROUND FLOOR

Kitchen: 25 m²