LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47031CGI24 Price: 699 000 EUR

agency fees to be paid by the seller

Townhouse with two dwellings and a pool















INFORMATION

Town:	Le Bugue
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	180 m2
Plot Size:	565 m2

IN BRIEF

Beautiful renovated stone house full of charm and authenticity, located in the heart of a village with all amenities.

You access it through a superb stone porch. The place is very private and quiet.

The house is spread over 3 levels, including one with a garage and cellars.

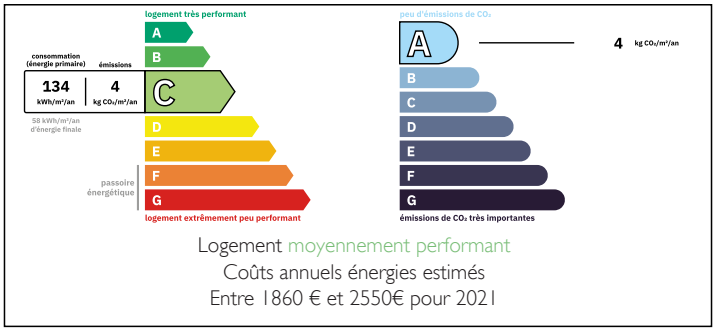
On the ground floor, there is a large living room, a smaller lounge, a large dining room with fireplaces. The equipped kitchen is modern and very bright thanks to its glass roof; a shower room completes this level.

Upstairs, there are 3 lovely bedrooms, one of which can be converted into a suite, a bathroom and a separate toilet.

A second house to restore (with independent access) could become a guesthouse or B&B.

A beautiful terrace and a large deck surround the well-exposed pool.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1860 € et 2550€ 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.

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

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47031CGI24 Price: 699 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**2331 EUR**

NOTES

DESCRIPTION

Beautiful stone house renovated with lots of charm and authenticity, located in the heart of a village with all amenities.
You access it through a superb stone porch. The place is very private and quiet.
The house is arranged over 3 levels.
The garden level consists of a garage and cellars (65m2).
On the ground floor, you'll find a large living room with fireplace (30m2), a small living room with fireplace (22m2), and a large dining room with fireplace (33m2).
The kitchen (15m2) is equipped, modern, and very bright thanks to its glass roof.
There's also a bathroom (Italian shower and sink) (5m2), a hallway (11m2), and a separate toilet (1.5m2).
Upstairs, there are 3 large bedrooms (13-19-35m2), one of which can be converted into a suite (with a dressing area and a bathroom space to be finished), a bathroom (shower-bathtub-double sink) (11m2), a landing with a hallway (8.5m2), and a separate toilet (1m2). Another house to renovate (with independent access) could become a guest house or B&B. A beautiful terrace and a large deck surround the well-positioned pool.

Excellent energy performance with a DPE C and a GES A.
Comfort is provided by underfloor heating powered by a heat pump, as well as two beautiful fireplaces.
The house is connected to the main sewer and has double glazing with wooden shutters.

The very private outdoor space allows for relaxing moments around the chlorine pool with a...