

Charming 3-bedroom house with swimming pool and garden, secluded yet close to local villages with amenities.



INFORMATION

Town:	Bouteilles-Saint-Sébastien
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	125 m ²
Plot Size:	1663 m ²

IN BRIEF

The house in detail :-

Downstairs -

Kitchen & dining room - 30.80 m²

Living room - 30.60 m²

Mezaninne - 8 m²

Corridor - 2.80 m²

Bedroom - 12.65 m²

Bathroom - 7.35 m²

WC - 1.45 m²

Upstairs -

Mezaninne - 15.70 m²

Bedroom - 12.70 m²

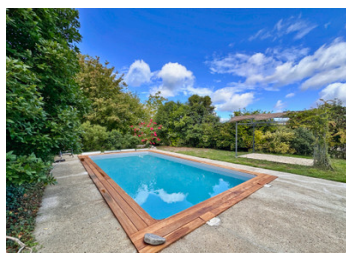
Bedroom - 13.40 m².

Outside -

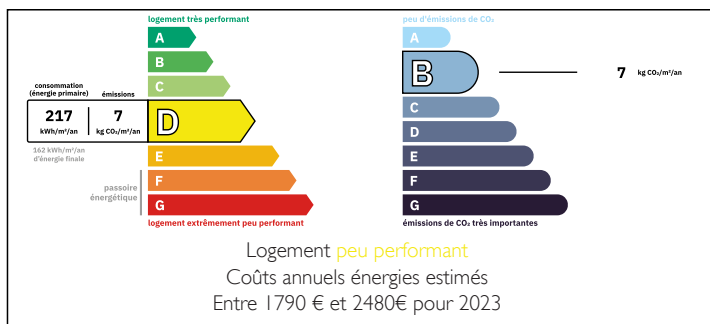
Storage room with pool pump & filter - 16.40 m²

Front covered terrace - 13.75 m²

Garden shed - 13.95 m²



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.



LOCAL TAXES

Taxe foncière: **694 EUR**

NOTES

DESCRIPTION

Charming 3-Bedroom Stone Property with Pool, Terraces & Beautiful Outdoor Space.

For those seeking peace, privacy and a genuine taste of the French countryside, this charming stone property offers the perfect balance of rural tranquillity and convenience. Nestled in a lovely natural setting, the house enjoys a wonderfully peaceful and slightly secluded position, yet is just a few minutes' drive from the villages of Saint-Séverin and Verteillac, where you will find everything you need for day-to-day living.

Full of character and authentic charm, this delightful three-bedroom home retains many of its original features, including beautiful exposed stone walls and traditional wooden beams.

The property opens into a welcoming kitchen/dining room, complete with a wood-burning stove, creating a warm and convivial heart to the home. To one side is a comfortable living room, also benefiting from a wood-burning stove and a charming mezzanine overlooking the room. This versatile space would make an ideal home office, reading area or additional sleeping space.

On the opposite side of the ground floor is a bedroom, bathroom and separate WC.

Upstairs, a second, larger mezzanine provides further flexible space, alongside two additional bedrooms, making this an ideal home for family living, entertaining or welcoming guests.

Outside, the property really comes into its own. A covered front terrace provides a lovely spot for relaxing and enjoying the peaceful surroundings, while the swimming pool offers the perfect place to cool off during the warmer summer months. A charming pergola creates another inviting outdoor area for dining and...