LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47848SGE24 Price: 477 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (450 000 EUR without fees)

Spacious Home, Guest House, B&B Potential, Barns, Pool & 26,7890m of Land Near Bourdeilles















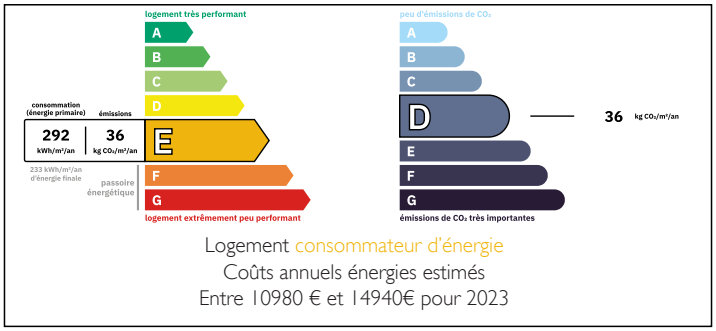
INFORMATION

Town:	Bourdeilles
Department:	Dordogne
Bed:	15
Bath:	11
Floor:	556 m2
Plot Size:	26789 m2

IN BRIEF

Superb and highly versatile property close to Bourdeilles, offering approximately 432m² of accommodation in the main house, an independent 124m² guest house, a further property requiring renovation, several barns and approximately 26,000m² of land. The main house is divided into two parts, offering numerous bedrooms, several bathrooms, spacious living areas and excellent potential for a large family, B&B or tourism business. The independent guest house, with its own access and garden, would make an ideal gîte. Outside, there is a 10m x 5m swimming pool, mature fruit and nut trees and plenty of space for animals or a vegetable garden. The main roof was replaced in 2023. A characterful property offering considerable space and potential.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 10980 € et 14940€ pour 2023

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.
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DESCRIPTION

Absolutely — I'd keep your wording and structure, but smooth out the grammar and make it read a little more naturally for a property advert without making it sound over-written.

This fabulous and highly versatile property offers an exceptional amount of space and endless possibilities. With a substantial main house, an independent guest house, additional accommodation requiring renovation, several barns and approximately 26,000m² of land, it could be ideal for a large family, a gîte business, a B&B, or simply for those looking for a spacious home with plenty of potential.

The main house, offering approximately 432m² of accommodation, is arranged in two adjoining parts, providing a great deal of flexibility.

The first part has a lovely large kitchen of 25m², a spacious 33m² lounge and a 34m² living room with a feature fireplace and wood-burning stove. There is also a useful utility room with WC on the ground floor, with a cellar below. The house benefits from oil-fired central heating.

On the first floor there are three bedrooms, one with an en-suite bathroom, together with a family bathroom. The second floor provides a further three rooms, one of which also has an en-suite bathroom.

The second part of the main house offers an inviting 21m² living room with an open fireplace and a 35m² kitchen/diner with a good range of fitted units and direct access to the rear garden. On the first floor are three en-suite bedrooms, with a further three en-suite bedrooms on the second floor. This...

NOTES

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