

Family home: living room, open-plan kitchen, 3 bedrooms, 1 bathroom, 1 shower room, attic room



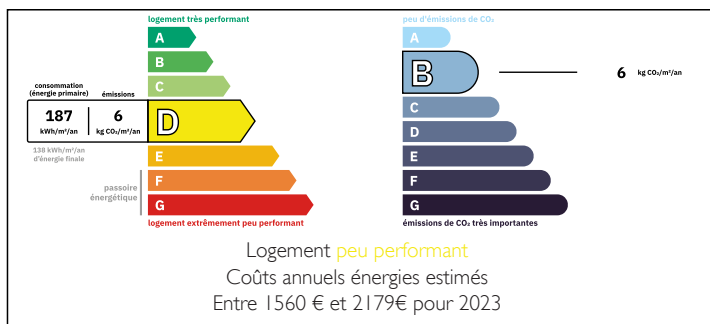
INFORMATION

Town:	Bussac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	122 m2
Plot Size:	870 m2

IN BRIEF

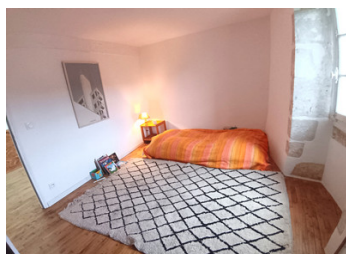
Set in a charming little village, discover this beautiful, fully renovated period house, offering a peaceful place to live just a stone's throw from Périgueux.

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.



NOTES

DESCRIPTION

Set in a small, charming village, discover this beautiful, fully renovated period house, offering a peaceful lifestyle just a stone's throw from Périgueux.

Key features:

Living area: 122 m²

Outside: Adjoining garden of 870 m² with lovely green space and superb views over the village and the surrounding countryside.

Layout of the property:

Ground floor:

A lovely, light-filled living area (50 m²) comprising a lounge area and an open-plan fitted kitchen with a central island. Access to the terrace, ideal for summer dining!

Heating: The house has been renovated and fitted with a heat pump, as well as an efficient wood-burning stove.

A separate toilet.

Upstairs:

3 spacious and light-filled bedrooms (one with an en-suite shower) featuring warm, traditional touches (exposed beams, stone walls).

A bathroom.

Part of the loft has been converted into a sleeping area or study.

A landing bathed in light thanks to large windows and a skylight (Velux) provides access to the garden.

Key features:

The character of the original building has been preserved (exposed stonework and beams).

A quiet and picturesque setting in the heart of a traditional village.

The property is connected to the mains drainage system.