

Unique property right on the river at Bourdeilles. 4 bedrooms, lovely sitting room, big kitchen dining room. DIRECT ACCESS TO THE RIVER. RARELY AVAILABLE.

EXCLUSIVE



INFORMATION

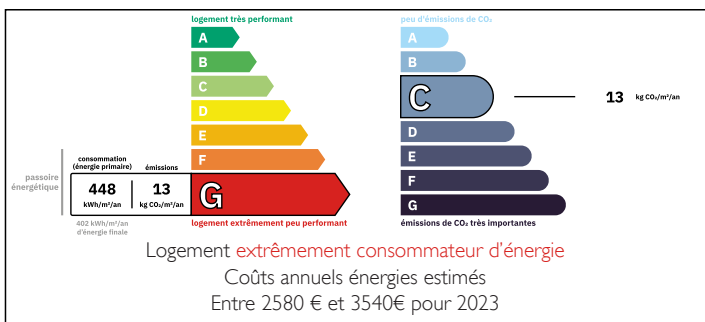
Town:	Bourdeilles
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	180 m2
Plot Size:	293 m2

IN BRIEF

Beautiful property located in the heart of Bourdeilles with direct access from the garden to the river. Beautifully renovated with 4 bedrooms, 3 bathrooms, kitchen, dining room, living room, garage and garden. Direct access to the river and balconies overlooking the garden and the river.



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.



DESCRIPTION

Situated right underneath the Chateau in Bourdeilles this unique property is fully renovated and consists of entrance hall leading to the garage and garden. Cloakroom with WC and washhand basin.

Stairs lead to the large fitted kitchen dining room, open fireplace, with balcony overlooking the garden and the river. Steps from the kitchen lead down to a further sitting area and then down to the garden and river frontage.

Sitting room with beautiful fireplace and log burner, exposed stone walls and window overlooking the river.

Inner hallway leads to a double bedroom or further sitting room.

Stairs lead to master bedroom ensuite. A further 2 double bedrooms one ensuite, and a family bathroom.

The garden is mainly laid to lawn with trees and flowering shrubs giving privacy. Direct access to the river for canoeing, swimming and fishing. Bourdeilles has many lovely restaurants shops and bars and is easy walking distance.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES