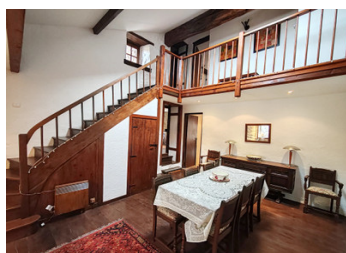


Stone-built cottage with 3 bedrooms 2 bathrooms in a quiet hamlet close to the charming village of Busserolles

EXCLUSIVE



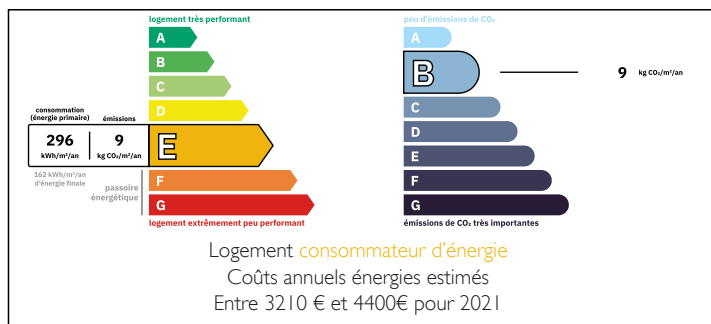
## INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | Busserolles        |
| Department: | Dordogne           |
| Bed:        | 3                  |
| Bath:       | 2                  |
| Floor:      | 152 m <sup>2</sup> |
| Plot Size:  | 676 m <sup>2</sup> |

## IN BRIEF

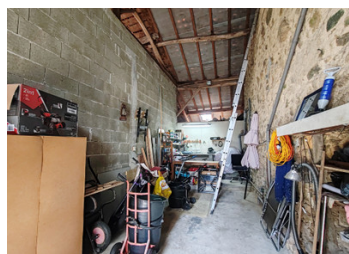
This stone property is perfect as a main residence or a holiday home, or ideal for renting ! This property offers a large kitchen and dining rooms, with a separate lounge with cosy wood burner, a ground floor bedroom and ensuite bathroom. Upstairs offer 2 more spacious bedrooms, a second bathroom and an office space. There is an attached barn ideal to use as a workshop or just for off-road parking, the attached garden of 361m<sup>2</sup>, offers views from the terrace over the countryside, terrasse and there is a separate piece of land 315m<sup>2</sup> an ideal veggie plot perfect for those gardening enthusiasts. Property not to be missed !!!

## 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

This property consists off:

Ground floor:

- Equipped kitchen with a lovely wood cuisinière "Merville". 28m<sup>2</sup>
- Dinning room with stairs to the 2nd floor. 21m<sup>2</sup>
- Living room with fire place and door opening onto the garden. 30m<sup>2</sup>
- Bedroom 19m<sup>2</sup> with ensuite (shower) 5m<sup>2</sup>

1st floor:

- Bedroom 19m<sup>2</sup>
- Bathroom (shower) 5m<sup>2</sup>
- Bedroom 16m<sup>2</sup>
- Closet room 7m<sup>2</sup>
- Barn (new roof in 2019) 25m<sup>2</sup>
- Upper terrasse area with a small outbuilding under.
- Attached garden of 361m<sup>2</sup> and a separate plot just a few meters away of 315m<sup>2</sup>.

Additional information:

- New roof in 2020
- Single glazed windows
- Septic tank
- Heating : wood burners and electric heaters.
- Property can be sold furnished.

The property is in a quiet hamlet just a few km from the pretty village of Busserolles. Busserolles has a bakers, restaurant, campsite, tennis courts etc.

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

## LOCAL TAXES

Taxe foncière: **994 EUR**

Taxe habitation: **EUR**

## NOTES