

Stone built property with 5 bedrooms and riverside views



INFORMATION

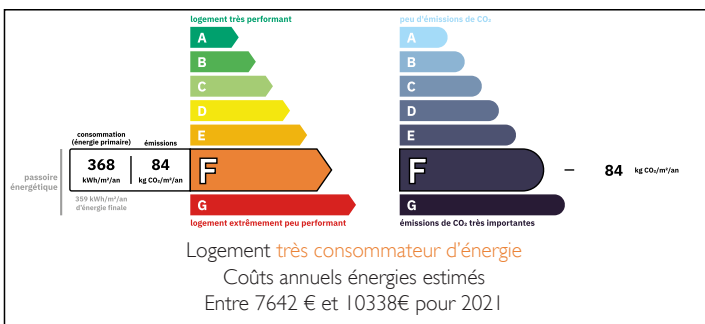
Town:	Busserolles
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	250 m2
Plot Size:	3893 m2

IN BRIEF

Set in a tranquil location with beautiful riverside views, this characterful stone-built property is the perfect out of town property, and ideal for enthusiastic anglers, this property is ideally situated less than 12 km from the town of Saint-Mathieu and 14 km from the lively market towns of Piegut-Pluviers and Montbron.

Boasting over 250 m² of living space, the main house features a spacious open-plan kitchen with central island, a welcoming dining room with wood-burning stove and patio doors accessing the front sun terrace, a sitting room with a wood burner, and doors leading to the front gardens. From here, you can enter the second living area. The self-contained apartment, offers two bedrooms or bedroom and a living room, both with a balcony overlooking the side garden, a kitchenette, and a family shower room with WC....

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

Upstairs in the main house, you'll find three additional bedrooms, a generous landing currently used as an office and reading nook, and another family shower room with WC.

The property sits on attractive plot surrounded by gardens with a separate stone barn, perfect for storage or workshop use.

There is also private off-road parking.

With its generous proportions, flexible layout, and idyllic setting, this is a property not to be missed

Property details

Kitchen - 29m²

Dining room - 38m²

Sitting room - 35m²

Boiler room - 13m²

Upstairs -

Landing area 38m²

Bedroom - 1 - 24m²

Shower-room - 8m²

Bedroom - 2 - 17m²

Bedroom - 3 - 13m²

Appartment

Kitchenette - 15m²

Bedroom - 4 - 19m²

Bedroom - 5 - 18m²

Shower-room 4m²

Attached gardens 3,893m²

Off road parking for a number of vehicles

Detached stone built barn

Boiler-room housing the Oil fired central heating system and alarm

Fosse non conforming

Cellar

Riverside property and private island

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

LOCAL TAXES

Taxe foncière: 137 EUR

Taxe habitation: EUR

NOTES