

UNDER OFFER! Charming 4 bed character property with 2 sun terraces in a picturesque Dordogne village.

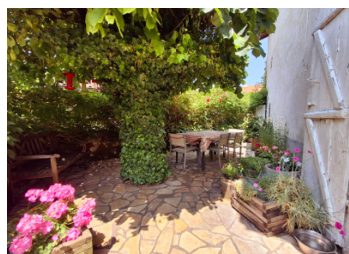


INFORMATION

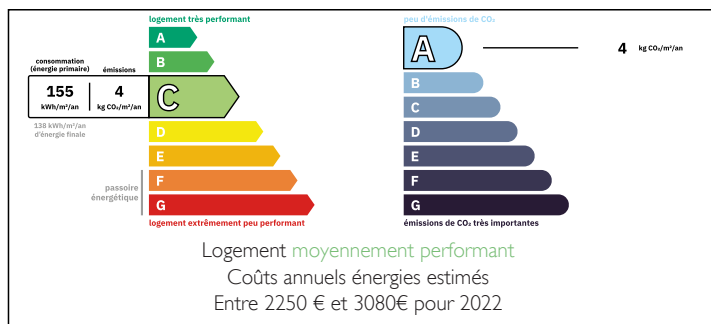
Town:	Busserolles
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	199 m2
Plot Size:	49 m2

IN BRIEF

This family home gives almost 200m2 of living space. Modern fitted kitchen and bathroom with separate ensuite shower room.

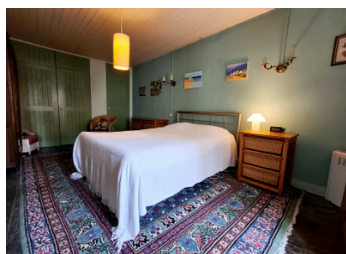


ENERGY - DPE



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

We enter the property from the side sunny terrace to the fully fitted kitchen with induction hob and electric oven. The 1st of the pellet burners is housed here with still enough room for a kitchen table & chairs. The kitchen boasts access to each of the outside areas. The tiled floor dining room, runs the length of the patio and leads to the large living room with the 2nd pellet burner sat in the fireplace and feature wooden bookshelves.

To the first floor we have 4 double bedrooms, one with a shower room and the modern bathroom. There are built in wardrobes and cupboards in abundance. The 4th bedroom is being used as a study and holds a log burner for those cosy nights. This much-loved home has also been fully updated with pellet burner vented heating, double glazing and is very well insulated. There is still room for expansion in the form of an undeveloped room downstairs, (currently being used as a utility/storage room) which could be another family bathroom or a bedroom/ensuite. Come and discover this engaging property for yourself.

LOCAL TAXES

Taxe foncière: 813 EUR

Taxe habitation: EUR

NOTES

Dimensions, m2;
Kitchen - 18.7
Utility room - 25.8
Dining room - 27.4
Living room - 30.6
Bed 1 - 17.6
Bed 2 - 15.4
Bed 3 - 18.4
Bed 4 - 30.5
Bathroom - 11.5

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