

Two Stone Houses side by side, generating fabulous income in the Dordogne countryside with 7 bedrooms.



## INFORMATION

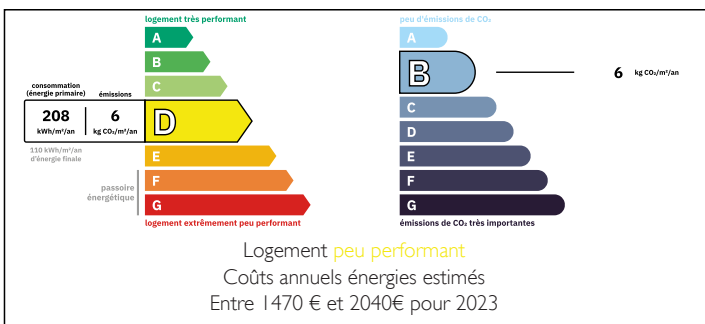
Town:	Bussière-Badil
Department:	Dordogne
Bed:	7
Bath:	8
Floor:	475 m2
Plot Size:	5447 m2



## IN BRIEF

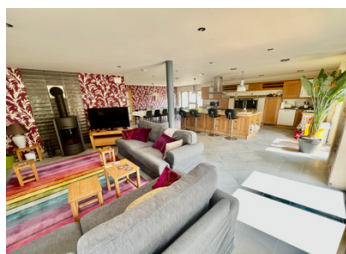
Set in a peaceful hamlet with sweeping views over the surrounding fields, this beautifully restored property offers an elegant blend of space, style, and versatility. Comprising two fully independent stone houses and a third building with conversion potential, it's an ideal choice for refined living with income opportunities.

## 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.



## LOCAL TAXES

Taxe foncière:

4413 EUR

## NOTES

## DESCRIPTION

The main house, a stunning converted barn of approx. 360 m<sup>2</sup>, showcases a sophisticated mix of original stone and industrial-style design. It features five spacious bedrooms—four with en-suite shower rooms and WCs—a vast 100 m<sup>2</sup> open-plan living space with kitchen, dining area, and lounge, as well as an additional lounge with a wood-fired insert, perfect for cosy evenings. With two generous living areas, this home is ideal for both relaxed family life and entertaining.

Additional amenities include an entrance hall, laundry room, boiler room, garage, and a large multi-use room on the ground floor.

The changing room, shower, and WC for the pool are conveniently located within a few steps from the pool area itself, providing comfort and ease for outdoor living.

The setting is calm, private, and immersed in nature.

The second house, approx. 115 m<sup>2</sup>, is equally charming and ideal for guests, seasonal rental, or extended family. It offers a bedroom and shower room on the ground floor, with an additional bedroom and office space upstairs—combining practicality with character.

Just across the quiet lane, a characterful stone barn with its own plot adds yet more potential for future development.

Discreet luxury, privacy, and authentic Dordogne charm—this is a rare opportunity to enjoy space, comfort, and flexibility in an exceptional countryside setting with immaculate gardens.

Pertinent details:

Quality Mathieu Pool with bubble and security liner  
Excellent Insulation throughout

Double glazed aluminium windows and doors in both properties

Oak flooring and Italian tiles