LEGGETT IMMOBILIER INTERNATIONAL

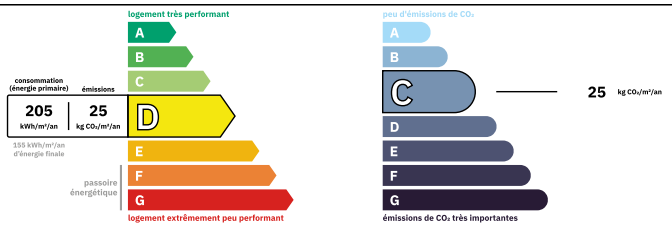
www.frenchestateagents.com

Ref: A37848BD24 Price: 840 000 EUR

agency fees to be paid by the seller

Set of three houses, swimming pools, pool house and wellness area

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2230 € et 3110€ pour 2021

INFORMATION

Town:	Le Bugue
Department:	Dordogne
Bed:	7
Bath:	6
Floor:	251 m2
Plot Size:	23423 m2

IN BRIEF

This stone property exudes authentic charm and a rare sense of serenity. It comprises a main house, two guest houses, two swimming pools with pool house (currently a gym), a fully equipped wellness area and a large garage

The setting is exceptional.

The main house, comfortable and welcoming, has two bedrooms and offers a pleasant living space, combining old-world charm with modern comfort. A few steps away, the large, fully equipped guesthouse has three bedrooms, making it ideal to welcome families. The smaller, more intimate guesthouse offers two bedrooms in an equally well-appointed setting.

The outdoor facilities are remarkable, with two swimming pools, a spa, and a wellness area with hammam and sauna, inviting you to relax. The large

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LOCAL TAXES

Taxe foncière:	**3356 EUR**
Taxe habitation:	**EUR**

NOTES

DESCRIPTION

This stone property exudes authentic charm and a rare sense of serenity. It comprises a main house, two guest houses, two swimming pools with pool house (currently a gym), a fully equipped wellness area and a large garage

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The outdoor facilities are remarkable, with two swimming pools, a spa, and a wellness area with hammam and sauna, inviting you to relax. The large garage/workshop, a boules court, and a well complete this property, offering numerous possibilities.

An ideal place to live and entertain, combining nature, relaxation, and activities within the grounds.

MAIN HOUSE - 125 m²
GROUND FLOUR
Dining room 35 m² (wood-burning stove)
Living room 20 m²
Kitchen 21 m²
Shower room and toilet 2.6 m²
Office, wardrobe and laundry room 18.3 m²
FIRST FLOOR
Hallway 1.7 m²
Bathroom, bath and shower 4.3 m²
WC 0.5 m²
Bedroom 10.2 m²
Bedroom 10.8 m²

LARGE GÎTE - 92 m²
GROUND FLOUR