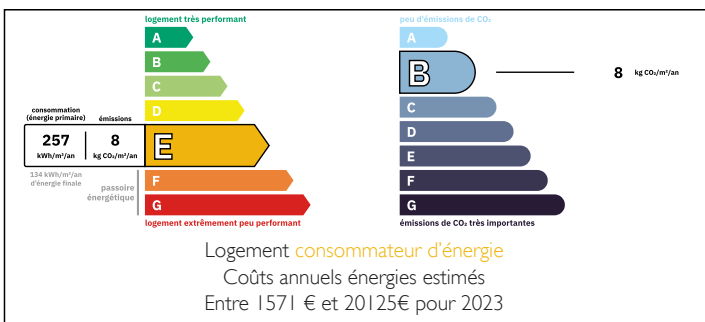


One bedroom house with views



ENERGY - DPE



INFORMATION

Town:	Le Bugue
Department:	Dordogne
Bed:	1
Bath:	1
Floor:	85 m²
Plot Size:	2103 m²

IN BRIEF

Charming country house, surrounded by trees, located halfway up a hill (facing West) and enjoying views just a few minutes' walk from the centre of Le Bugue.

An individual part of the veranda (of 11 m²) can be used as a second, spare bedroom.

GROUND FLOOR

Living room 24 m²

Kitchen 10 m²

Veranda 39 m² (including 11 m² separate area/extra bedroom)

Shower room 2.3 m²

WC 1.5 m²

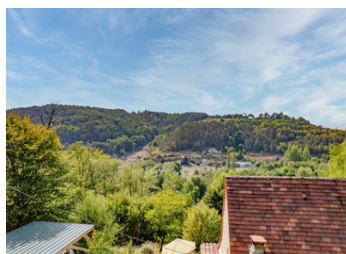
FIRST FLOOR

Bedroom/dressing room 12.5 m² (27 m² floor space)

EXTRAS

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: 550 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

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Bedroom/dressing room 12.5 m² (27 m² floor space)

EXTRAS

Carport for two cars

Garden shed/workshop 18 m²

Heating is provided by two wood-burning stoves, reversible air conditioning and electric auxiliary radiators.

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