



Ref: A40198SGE24

Price: 162 000 EUR agency fees included: 8 % TTC to be paid by the buyer (150 000 EUR without fees)

Spacious family home with garden and large outbuilding in a peaceful Périgord hamlet



INFORMATION

Bourg-du-Bost Town:

Department: Dordogne

Bed: 5

2 Bath:

Floor: 212.46 m2

Plot Size: 5915 m2









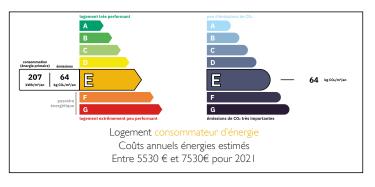




IN BRIEF

Set in a charming hamlet, this family home features a 26.2 m² dining room with fireplace and garden access, a 10.23 m² kitchen, and a bright 28 m² lounge. Downstairs WC with sink, Upstairs: master suite of 18 m² with dressing room and bathroom, two further bedrooms of 11.9 m², and a second bathroom. The attic offers three additional rooms. Across the house is a large 95 m² outbuilding with garden lean-to and bordering a stream. Bourg-du-Bost, a peaceful village in the Périgord Ribéracois, is 38 km from Périgueux, close to Ribérac and Aubeterre-sur-Dronne. Extra photos available on request.

ENERGY - DPE



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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.

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LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The dining room leads to a kitchen of 10.23m² with direct access to the rear garden. To the right, a bright lounge of 28m² provides a comfortable living space. There is also a convenient downstairs WC with a sink.

Upstairs, the master suite measures $18m^2$ and includes a dressing room of $5.37m^2$ and a well-appointed bathroom with bath, shower, bidet, WC, and sink. Two further bedrooms, each $11.9m^2$, share a second bathroom with bath, shower over, WC, and double sinks.

The attic offers three additional rooms with potential for bedrooms or a home office, measuring 38m², 19.38m², and 12.24m². The property is mostly single-glazed throughout.

Across from the house, a large outbuilding of 95m²—formerly used as a workshop—is accompanied by an additional lean-to, providing ample space for storage or hobbies. The property benefits from a lovely garden surrounding the main house and the outbuilding, bordering a small stream, with plenty of space for a vegetable patch. The property is attached to the neighbour's property on the right.

Bourg-du-Bost is a delightful commune in the Dordogne department of southwestern France, within the Nouvelle-Aquitaine region. About 38 kilometers south of Périgueux, the area offers a serene rural setting with classic French countryside charm. The name "Bourg-du-Bost," meaning "the woods village," reflects its tranquil location amid forests and rolling hills.

The village is part of the Périgord Ribéracois intercommunal structure and the Ribérac canton. Nearby, you can explore the medieval town of Ribérac with its bustling market, or visit Aubeterre-sur-Dronne, one...