

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



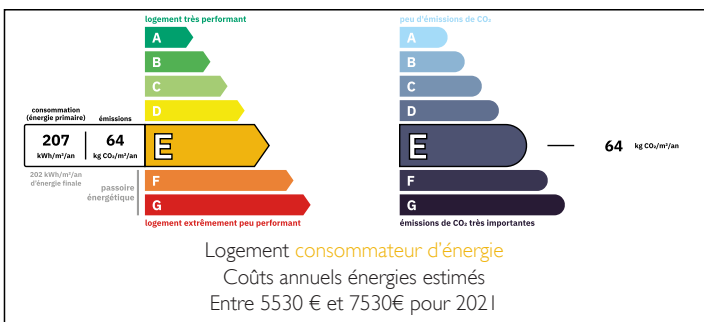
## INFORMATION

Town:	Bourg-du-Bost
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	212 m <sup>2</sup>
Plot Size:	5915 m <sup>2</sup>

## IN BRIEF

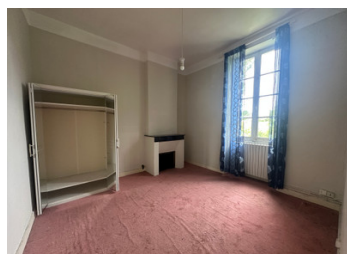
Set in a charming hamlet, this family home features a 26.2 m<sup>2</sup> dining room with fireplace and garden access, a 10.23 m<sup>2</sup> kitchen, and a bright 28 m<sup>2</sup> lounge. Downstairs WC with sink. Upstairs: master suite of 18 m<sup>2</sup> with dressing room and bathroom, two further bedrooms of 11.9 m<sup>2</sup>, and a second bathroom. The attic offers three additional rooms. Across the house is a large 95 m<sup>2</sup> outbuilding with lean-to and garden bordering a stream. Bourg-du-Bost, a peaceful village in the Périgord Ribérais, is 38 km from Périgueux, close to Ribérac and Aubeterre-sur-Dronne. Extra photos available on request.

## 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

The dining room leads to a kitchen of 10.23m<sup>2</sup> with direct access to the rear garden. To the right, a bright lounge of 28m<sup>2</sup> provides a comfortable living space. There is also a convenient downstairs WC with a sink.

Upstairs, the master suite measures 18m<sup>2</sup> and includes a dressing room of 5.37m<sup>2</sup> and a well-appointed bathroom with bath, shower, bidet, WC, and sink. Two further bedrooms, each 11.9m<sup>2</sup>, 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 38m<sup>2</sup>, 19.38m<sup>2</sup>, and 12.24m<sup>2</sup>. The property is mostly single-glazed throughout.

Across from the house, a large outbuilding of 95m<sup>2</sup>—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...

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES