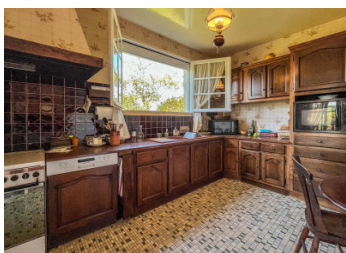


## Exceptional Opportunity - Large 5-Bedroom Family Home in the Heart of the Village



## INFORMATION

Town:	La Bachellerie
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	178 m <sup>2</sup>
Plot Size:	1520 m <sup>2</sup>



## IN BRIEF

In the heart of Périgord Noir, in the charming village of La Bachellerie, you will find a spacious family home of 178 m<sup>2</sup>.

Ideally located right in the center of the village while still offering a peaceful and pleasant environment, this property features five beautiful bedrooms.

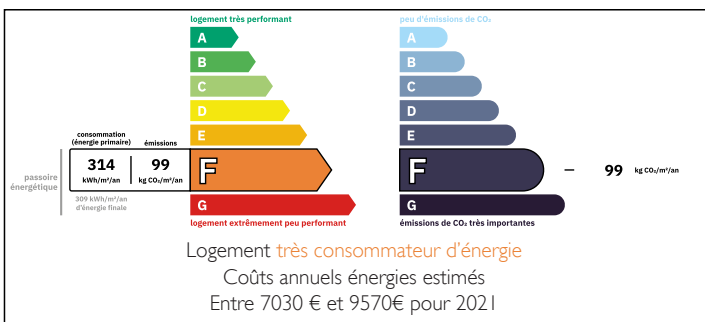
The ground floor offers a large and bright living room with a fireplace and exposed beams opening onto a terrace, as well as a separate kitchen.

One bedroom and a study complete this level.

Upstairs, there are four spacious bedrooms and a family bathroom.

The basement includes a double garage, several cellars, and a laundry room.

## ENERGY - DPE



With very little work required, the house is in

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

This large family home is located right in the heart of La Bachellerie.

It enjoys an ideal location, offering immediate proximity to local shops and services in the village center while remaining free from significant disturbances. Designed to comfortably accommodate a family, it boasts five true bedrooms and generous living spaces.

Upon entry, you'll discover a spacious basement of over 60 m<sup>2</sup>, an undeniable asset. It includes a double-access garage that can hold two vehicles, a corridor with a practical shower, a technical room with the oil tank, a 10 m<sup>2</sup> storage cellar, a second 20 m<sup>2</sup> cellar that can be used as a workshop, as well as a traditional laundry room typical of homes from this era. This functional level allows for storage, workshop, and garage use without compromise.

On the ground floor, a large 13 m<sup>2</sup> landing with plenty of built-in storage leads to the main rooms. A 14 m<sup>2</sup> bedroom is located here with direct access to a 6 m<sup>2</sup> bathroom. A spacious 14 m<sup>2</sup> office completes the sleeping area of this floor and can easily serve as an additional bedroom. The main living room is a bright and welcoming 30 m<sup>2</sup> lounge and dining area with an impressive ceiling height of 2.90 m, exposed beams, and a working fireplace that brings charm and authenticity. This room opens directly onto a pleasant, sunny terrace. The separate 12 m<sup>2</sup> kitchen, very functional with plenty of storage, also has access to the terrace.

Upstairs, a landing leads...

## LOCAL TAXES

**Taxe foncière: 1400 EUR**

## NOTES