LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41269CDE24 Price: 381 600 EUR

agency fees included: 6 % TTC to be paid by the buyer (360 000 EUR without fees)

Character country village house with gite and pool.

INFORMATION

Town:	Bouteilles-Saint-Sébastien
Department:	Dordogne
Bed:	5
Bath:	5
Floor:	280 m2
Plot Size:	2789 m2

IN BRIEF

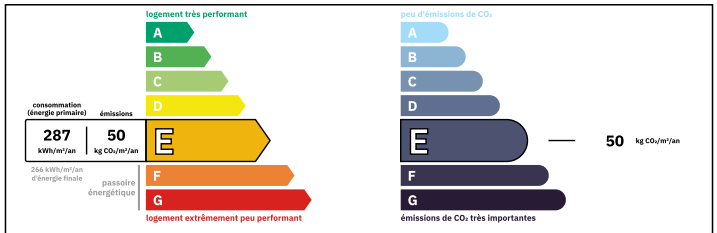
Charming Detached Stone House with Swimming Pool, Gîte and Gardens

Pretty Countryside Views • Edge-of-Village Location • Character and Comfort

This attractive detached stone house is set on the edge of the village and enjoys beautiful open views over the surrounding countryside. Full of charm and character, the property offers spacious and comfortable living spaces ideal for both year-round living and holidays.

This is an excellent opportunity to acquire a charming property in a peaceful setting, while being conveniently close to local shops and amenities.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 8060 € et 10904€ pour 2022

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

DESCRIPTION

The main house features a wonderful double-height lounge and dining room with a wood burner, creating a warm and inviting focal point. A spacious mezzanine overlooks the living area and includes a billiard table, providing an excellent leisure and relaxation space. The fitted kitchen opens onto a delightful summer room, perfect for entertaining and for enjoying the long sunny season typical of this region. The house provides four bedrooms, one with its own private balcony, along with four bathrooms.
The summer room overlooks the swimming pool, and the fully fenced 2,800 m² garden offers plenty of space to relax, dine outdoors, and enjoy the renowned microclimate of the area.

A separate gîte is ideal for welcoming family and friends, comprising a living area with kitchen, a bedroom and a shower room.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES