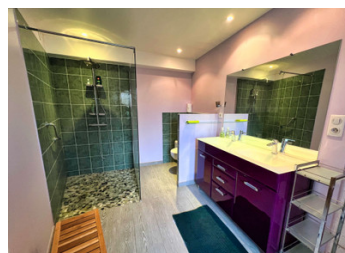
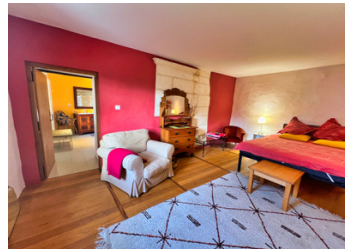


Stone village house with 3/4 bedrooms in perfect condition, small garden and barn



INFORMATION

Town:	Bourdeilles
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	163 m2
Plot Size:	250 m2



IN BRIEF

In the charming medieval village of Bourdeilles in Périgord Vert, beautifully restored stone house built with quality materials, no work required, underfloor heating with recent heat pump (2024) and fully compliant electrical system. New features in an old building:

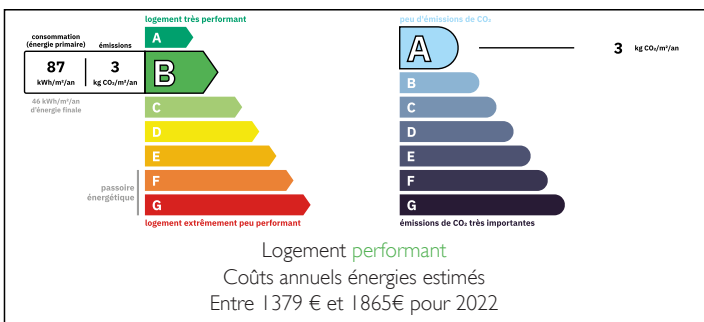
Ground floor: 1 entrance hall with shower room/laundry room, 1 separate toilet and a large closed storage room, 1 living room with modern fully equipped kitchen and dining room/lounge, 1 bedroom/lounge with open fireplace and 1 adjoining garage.

Upstairs: a large landing converted into a kitchen with closed storage, 1 lounge, 2 bedrooms with 1 shower room WC and 1 bathroom WC.

High-performance double glazing throughout, recently insulated attic space suitable for conversion with water drainage to create an additional shower room.

250m² garden with patio and 1 attractive barn in

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

House measuring approximately 163m².

Ground floor

Entrance hall with large wardrobe: 16m²

Shower room/laundry room: 3.2m²

WC with washbasin: 1.2m²

Living room with fitted kitchen and dining room/lounge: 35.5m²

Bedroom/lounge with fireplace: 20.2m²

Upstairs

Landing/kitchen with closed wardrobe cupboard: 16.2m²

Study: 18m²

Bedroom with en-suite shower room and WC: 16.8m² and 7.8m²

Bedroom with en-suite bathroom: 22.5m² and 12m²

Attic divided into 3 rooms suitable for conversion with water supply for bathroom

60m²

Garage adjoining the house, 23m², with pellet boiler, possibility of converting into an additional bedroom.

230m² garden with patio

Barn in perfect condition, accessible from the garden and also from a small street,

70m² floor space, recently renovated roof and framework.

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

NOTES