

Charming property, 1 bedroom + large mezzanine. Large open-plan living area Courtyard Separate garage + garden

EXCLUSIVE



## INFORMATION

Town:	Bourg-des-Maisons
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	720 m2

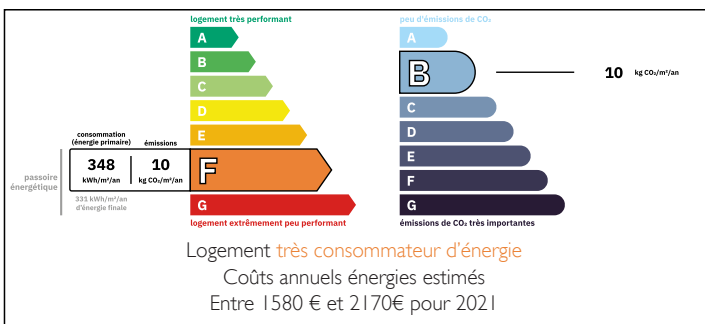
## IN BRIEF

Located just 3 km from the charming village of La Tour-Blanche-Cercles, this attractive barn conversion enjoys a peaceful rural setting in the heart of the Dordogne countryside. The area is renowned for its rolling landscapes, walking routes, and traditional French village lifestyle, with a weekly market, local shops, and essential amenities nearby.

Within easy reach, the vibrant town of Ribérac offers a wider range of commerces, restaurants, and one of the largest markets in the region. For further shopping, culture, and leisure, the historic city of Périgueux is approximately 45 minutes away.

Transport links are convenient, with rail connections available from Angoulême providing direct TGV services to Paris and Bordeaux. The airports of Bergerac and Bordeaux are also accessible, making the property ideal for both holiday use and international travel.

## 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

Charming Furnished Barn Conversion – Ideal Low-Maintenance Holiday Home (Converted 1992)

This delightful barn conversion, completed in 1992, offers a characterful and low-maintenance retreat, perfectly suited as a holiday home. The property provides light-filled, airy accommodation with a blend of rustic charm and practical living space.

The heart of the home is an impressive open-plan living area (54m<sup>2</sup>), featuring stone flooring and exposed natural stone walls that create a warm and inviting atmosphere. A substantial wood-burning stove efficiently heats the space, enhancing its cosy appeal. The adjoining kitchen area is fitted with handcrafted elm units, and includes a cooker with gas hob and fridge.

Large glazed doors flood the living area with natural light and open directly onto a charming courtyard garden and terrace, offering an ideal setting for alfresco dining and enjoying long summer evenings.

The ground floor also benefits from a shower room comprising W.C., bidet, and wash basin, along with a washing machine and heated towel rail.

Upstairs, a mezzanine bedroom (21m<sup>2</sup>) provides a versatile space incorporating a dressing area and office corner, overlooking the main living space below.

The property further features a spacious main bedroom (25m<sup>2</sup>) with attractive oak flooring and its own wood-burning stove, adding both comfort and character.

An additional room (24m<sup>2</sup>) is currently utilised as a workshop and storage area, offering excellent potential for further development or flexible use.

Externally, a separate nearby plot of land includes a garage and a garden planted with a variety of fruit

## LOCAL TAXES

Taxe habitation: EUR

## NOTES