

Fabulous peaceful Dordogne village center property with garage and lovely garden



EXCLUSIVE

INFORMATION

Town:	Bussière-Badil
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	120 m2
Plot Size:	653 m2

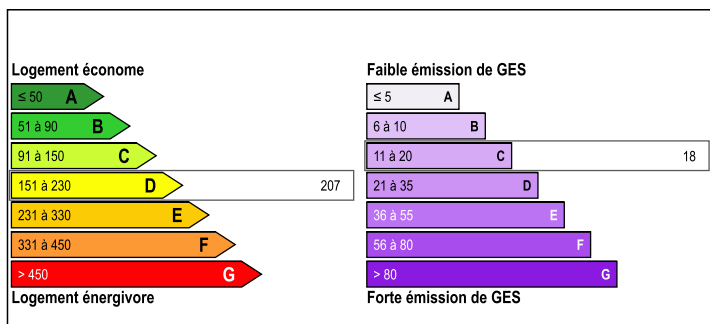


IN BRIEF

Step through the door of this delightful village home and discover a property full of charm and character. Bathed in natural light, the house offers generous space and a warm atmosphere throughout. Original features & wooden floorboards blend beautifully with a fully fitted contemporary kitchen, creating the perfect balance between timeless elegance and modern comfort.

Every corner reveals inviting spaces and thoughtful details, giving the home a truly unique feel. Outside, the private courtyard and separate studio provide wonderful versatility, while the garden bursts with colour and offers a peaceful retreat. The attic also presents excellent potential to create additional living space, should it be required.

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

You enter directly into a spacious living and dining room, centred around a charming Godin wood-burning stove. A beautiful arched opening leads through to the modern fitted kitchen, complete with a cosy sitting nook, while a large double window frames the garden and fills the space with natural light. A few steps up lead to a practical utility and storage area with a separate WC.

Outside, the sun-drenched courtyard is perfect for growing herbs and enjoying long summer dinners with family and friends. Just off this space is a separate studio, ideal as a home office, guest bedroom or creative retreat, complete with its own shower room and WC. A large garage and workshop, with access directly onto the street, provides excellent storage and versatility. Beyond, the enchanting garden unfolds with an abundance of flowers and mature planting, leading to a productive potager filled with fruits and vegetables.

Upstairs, there are two charming and generously sized bedrooms along with a spacious family bathroom. Above, the attic spans the full surface area of the house and is already very well insulated, offering exciting potential to create additional living accommodation, subject to the necessary permissions.

Beautifully maintained throughout, this is a versatile and welcoming property, perfectly suited as either a full-time residence or a charming holiday home. A must-see property full of warmth, character and possibilities.

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

LOCAL TAXES

Taxe foncière: **1304 EUR**

NOTES