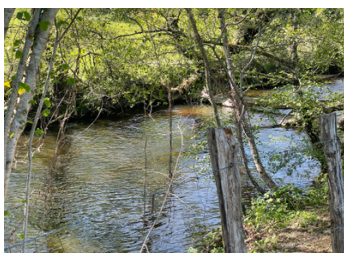
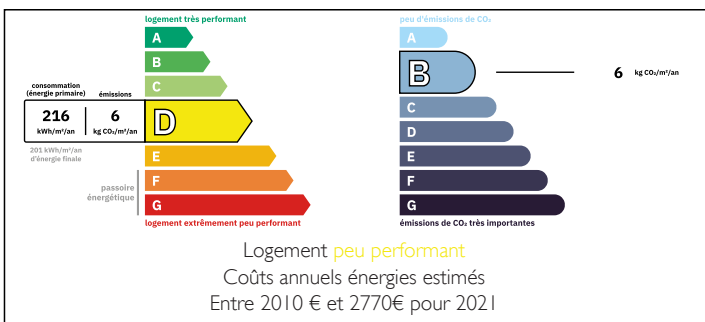


Restored farmhouse with autonomous water and electricity supply, lovely views, and river frontage, 64000 land.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Busserolles
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	205 m2
Plot Size:	64478 m2

IN BRIEF

Restored farmhouse with autonomous water and electricity supply, no close neighbours, stunning natural surroundings, open views and river frontage.

Nestled in the heart of a beautiful rolling landscape, this charming fully restored farmhouse enjoys a rare and preserved setting on approximately 64,000 m² of meadows with direct access to the river. The property will appeal to lovers of nature, peace, privacy and self-sufficient living.

The house offers warm and bright living spaces, including a spacious living room with mezzanine of approximately 42 m², a 14.9 m² kitchen, a 21 m² lounge, as well as several additional rooms of 20 m² and 11.2 m². Upstairs are two bedrooms (20 m² and 22 m²), a 36 m² mezzanine and two shower rooms.

The property has undergone extensive renovation

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.



LOCAL TAXES

Taxe foncière: 1000 EUR

NOTES

DESCRIPTION

At the heart of the Périgord-Limousin Regional Natural Park, in the preserved commune of Busserolles in the Dordogne department (24), this character property enjoys an exceptional and particularly rare natural environment. Nestled within rolling countryside surrounded by forests, meadows and rivers, the estate will appeal to lovers of peace, authenticity and unspoiled nature.

The Périgord Vert region is renowned for the beauty of its landscapes, its historical heritage and its quality of life. The area offers charming stone villages, traditional markets, castles, hiking trails and omnipresent nature ideal for outdoor activities such as walking, horse riding, fishing, canoeing or simply enjoying the scenery.

The Dronne River, particularly appreciated for its purity and wild landscapes, flows through this remarkably preserved region.

Despite its peaceful and secluded atmosphere, the property remains easily accessible:

- * Angoulême and its TGV train station with connections to Paris and Bordeaux: approximately 55 minutes
- * Nontron: approximately 20 minutes
- * Brantôme, known as the "Venice of the Périgord": approximately 35 minutes
- * Limoges International Airport: approximately 1 hour
- * Bordeaux: approximately 2 hours

The property offers a rare combination of privacy, vast natural surroundings and environmental quality. With no close neighbours, it would perfectly suit a main residence, holiday home, tourism project, countryside retreat or an autonomous lifestyle project in harmony with nature.

An authentic and inspiring place located in one of the most preserved areas of south-west France.