

Charming Country House with Attached Barn – Peaceful Setting, Open Views, and Great Potential | Bouzic



INFORMATION

Town:	Bouzic
Department:	Dordogne
Bed:	5
Bath:	1
Floor:	115 m2
Plot Size:	1290 m2



IN BRIEF

Nestled in a peaceful and green setting in the sought-after village of Bouzic, this charming property enjoys open countryside views and an exceptionally tranquil environment.



The house offers approximately 115 m² (1,237 sq ft) of living space and features a spacious open-plan living and dining area with a fitted kitchen, as well as a ground-floor bedroom, a valuable asset for everyday comfort and accessibility.



Upstairs, there are 3 additional bedrooms and a further room of 19 m² (205 sq ft) that remains to be finished and can be adapted to suit your needs.

A 50 m² attached barn completes the property and offers numerous possibilities, including a workshop, extension, guest accommodation, or storage space.

ENERGY - DPE

DPE not required.

The renovation work has already been largely

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: **499 EUR**

NOTES

DESCRIPTION

Located in the charming village of Bouzic, in a peaceful and unspoiled environment, this attractive country home enjoys lovely open views over the surrounding countryside and offers a highly desirable lifestyle for those seeking peace and tranquillity.

Providing approximately 115 m² (1,237 sq ft) of living space, the property has already undergone substantial renovation work and now offers excellent potential for further customization and finishing to suit your own tastes and requirements.

Accommodation

Garden Level :

Entrance opening onto a bright and spacious 33 m² living and dining room

Open-plan kitchen (6 m²)

Ground-floor bedroom (10 m²)

Shower room and separate WC (7 m²)

First Floor :

Three bedrooms of approximately 9 m², 11 m² and 11 m²

A large additional room of approximately 19 m² (205 sq ft) awaiting completion, offering a variety of possibilities: master suite, games room, home office, artist's studio, or additional bedroom

Outbuildings

A 50 m² attached barn further enhances the property and provides numerous development opportunities, including:

Extension of the living accommodation

Creation of a holiday rental or guest cottage

Workshop

Garage

Storage space

Remaining Works

The property is currently habitable but requires some finishing work, including:

Completion of two upstairs rooms