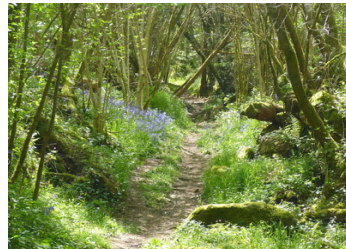
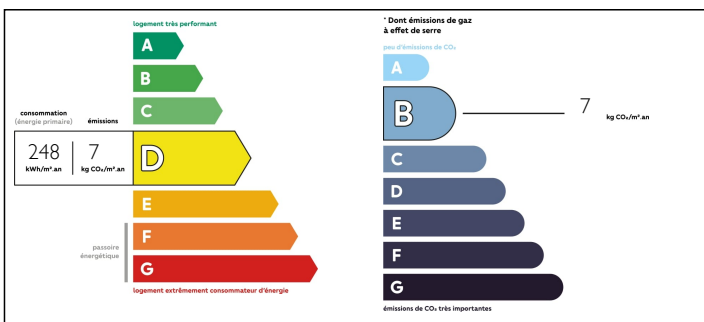


CHARACTER PROPERTY with 3 GITES



ENERGY - DPE



INFORMATION

Town:	Busserolles
Department:	Dordogne
Bed:	10
Bath:	7
Floor:	403 m2
Plot Size:	28000 m2

IN BRIEF

Nestled amidst 2.8 hectares of picturesque woodlands and meadows, this exceptional waterside estate includes an old mill converted into three spacious gîtes, comfortably accommodating over 16 guests and currently generating a substantial income during the summer season. These charming cottages seamlessly blend modern comforts with historic allure, featuring wooden beams, exposed stone walls, and private patios/terraces overlooking the serene waterscape. Along with its unique granite waterfall, meandering river, and abundant wildlife, it also has a 12m x 5m swimming pool, a small orchard of fruit and walnut trees, and an organic allotment garden. The main family home, with 120 square meters, has three bedrooms and two bathrooms (one en suite), exuding the timeless charm of a historic farmhouse. Adjacent to the residence is a spacious 200 m² barn, offering potential for conversion, is currently used as a workshop, private games exercise area, and storage.

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: 2800 EUR

NOTES

DESCRIPTION

Nestled amidst 2.8 hectares of picturesque woodlands and meadows, this exceptional waterside estate includes an old mill converted into three spacious gîtes, comfortably accommodating over 16 guests and currently generating a substantial income during the summer season. These charming cottages seamlessly blend modern comforts with historic allure, featuring wooden beams, exposed stone walls, and private patios/terraces overlooking the serene waterscape. Along with its unique granite waterfall, meandering river, and abundant wildlife, it also has a 12m x 5m swimming pool, a small orchard of fruit and walnut trees, and an organic allotment garden.

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