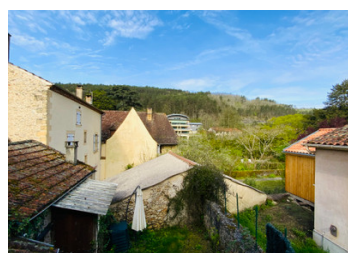
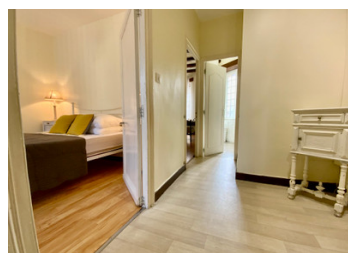


Stunning character property in the heart of Le Bugue, 2 beds open plan living & courtyard garden.

EXCLUSIVE



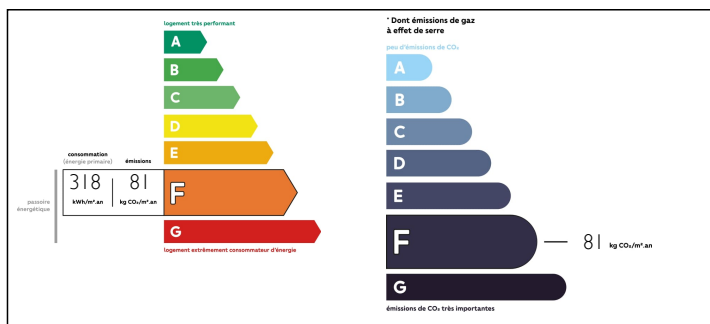
INFORMATION

Town:	Le Bugue
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	83 m ²
Plot Size:	100 m ²

IN BRIEF

Beautifully and well presented 2 bedroom authentic stone build house in the heart of this small thriving market town in the much sought after town of Le Bugue in the black Périgord. A real gem of a house with its open plan kitchen & living room with feature fireplace, utility room & enclosed courtyard garden with small storage shed. Upstairs there are 2 double sized bedrooms, shower room with WC and a further floor with an attic room ripe for converting into another bedroom. Lots of charm & character in an ideal location that offers room for extending from a 2 bedroom to a 3 bedroom (subject to correct consents). Brilliant location for holiday rentals - currently successfully rented or keep this little treasure for your own use! ***VIRTUAL TOUR AVAILABLE UPON REQUEST***

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.



LOCAL TAXES

Taxe foncière: 768 EUR

NOTES

DESCRIPTION

Ground floor:

Main entrance to the house steps into a naturally luminous salon with open fireplace to the right, kitchen to the far end of the room and door to the staircase leading to the 1st & 2nd floors.

Salon: 23.6 m2 - open stone fireplace

Kitchen: 10.6 m2 - range of base & wall units, door to garden

Staircase 3.5 m2 access under stairs small room with wash basin 1.01 m2

First Floor:

Landing 6.6 m2

Bedroom 1 - window overlooking the back garden 11.6 m2

Bedroom 2: window overlooking front street 11 m2
Shower room & WC with under window storage 4.09 m2

Second Floor:

Stairwell with small window 3.93 m2

Loft room - exposed wood beams, double aspect windows. Has water & electric points 20 m2

Outside:

Access from the kitchen steps onto a small covered paved terrace with door to utility room on the left hand side. A small patch of lawn with a wooden shed housing the heating oil tank.

Utility room - housing boiler, water tank, sink 7 m2

Les Eyzies 10 km

Sarlat-la-Canéda 31 km

Montignac-Lascaux 32 km

Périgueux 42 km