Click to view MFH-GLFAP2741

5 bedroom Farmhouse for sale in Le Bugue

Le Bugue, Dordogne, Nouvelle Aquitaine



€651,000

inc. of agency fees

5 Beds

229 sqm

11 ha

Charming old renovated property set in 11 ha, 3 of which are wooded, in beautiful surroundings. Main house, guest house or...

At a Glance

Reference MFH-GLFAP2741

11 ha

Near to Le Bugue

Bed :

Land

Pool No

Price €651,000

Hab.Space 229 sqm

Land Tax N/A

Property Description

Charming old renovated property set in 11 ha, 3 of which are wooded, in beautiful surroundings. Main house, guest house or gîte, workshop, barn, 2 swimming pools and landscaped grounds, approx. 5 and 8 km from shops, Truffle on the cake: 250 truffle trees planted in 2018 and 2020 will soon bear fruit Well, pond and south-facing property with pleasant, unobstructed views.

The main house of approx 170m2 comprises: Fitted kitchen with stove, Entrance hall, Utility room, Lounge with stove, 3 bedrooms and 2 shower rooms, Landing/study. Ground floor: Boiler room and additional

shower room under the covered terrace. Large convertible barn currently used as a workshop, room with sauna, large volume of 57m2 (2 levels). Adjoining gite or guest house with kitchen, 2 bedrooms, 2 shower rooms. Covered terrace/patio for summer dining, close to the swimming pool specific to this dwelling. Surrounding landscaped garden and large 13x6 swimming pool with decking. Well, pond, woodshed. The 11 hectares are all in one piece and protect the property well. With little slope, these meadows would be a kingdom for ... horses Various footpaths nearby.

All the roofs have been redone. Today, the main house is rented out during the season for approx. 120 days / €25,000. This property, with its potential buildings and land, could be used for a wide range of projects.

Summary

Property type: Farmhouse

Bedrooms: 5

Price €651,000

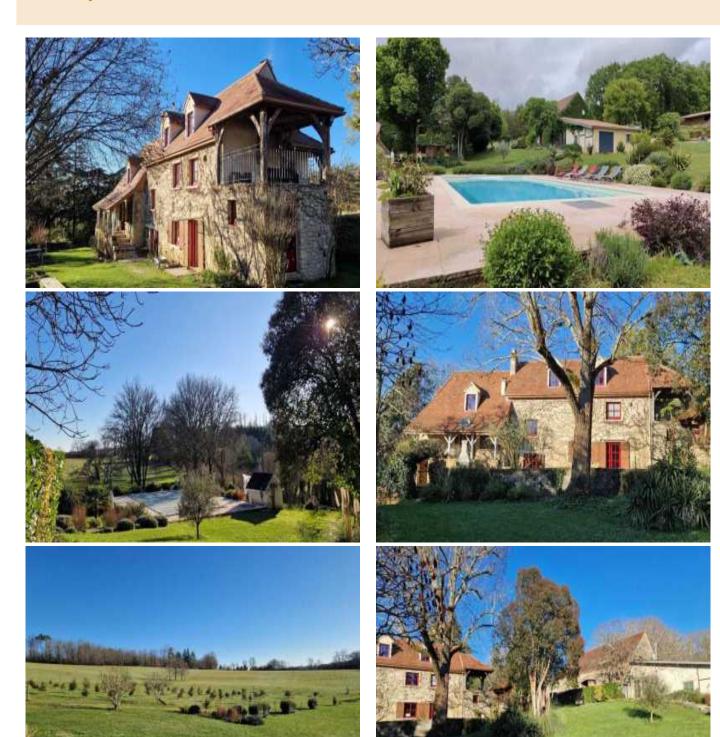
Key Information

Internal Area: 229 sqm Land Area: 11 ha

Location: Nouvelle Aquitaine



Gallery













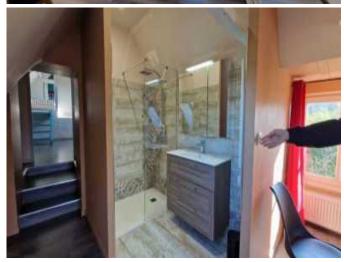




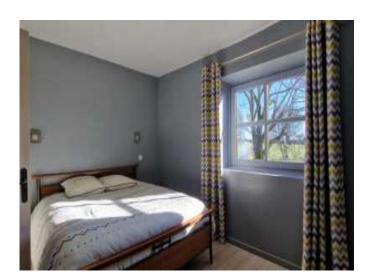














Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,

or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at www.my-french-house.com.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of ours agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved