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## 5 bedroom Farmhouse for sale in Dordogne

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 gîte, workshop, barn, 2 swimming pools and landscaped grounds, approx. 5 and...

### At a Glance

<b>Reference</b>	MFH-GLFAP2741	<b>Near to</b>	Le Bugue	<b>Price</b>	€651,000
<b>Bed</b>	5	<b>Pool</b>	No	<b>Hab.Space</b>	229 sqm
<b>Land</b>	11 ha			<b>Land Tax</b>	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 57m<sup>2</sup> (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













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