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## 8 bedroom Farmhouse for sale in Le Bugue

Le Bugue , Dordogne , Nouvelle Aquitaine



# €1,365,000

inc. of agency fees

8 Beds      350 sqm      15.59 ha

This estate is an old farmhouse renovated in 2016, dating from the 17th century, in the heart of the Périgord Noir region....

### At a Glance

**Reference** MFH-GLFAP2577

**Bed** 8

**Land** 15.59 ha

**Near to** Le Bugue

**Pool** No

**Price** €1,365,000

**Hab.Space** 350 sqm

**Land Tax** N/A

### Property Description

This estate is an old farmhouse renovated in 2016, dating from the 17th century, in the heart of the Périgord Noir region. The authenticity of the building has been tastefully renovated with all modern comforts. The 16 hectares are made up of meadows, a walnut grove and an organic orchard (old varieties planted with the help of the Aquitaine plant conservatory). A village with all local shops is 3 km away, and Bergerac, Périgueux and Sarlat are all within a 30 km radius. The 14x7m flat-bottomed heated saltwater swimming pool (electric safety cover, 1.10m deep) and the numerous terraces will enable you to enjoy the outdoors.

7 air-conditioned bedrooms upstairs, including a large master bedroom with walk-in shower room, separate WC and wardrobe. Two additional toilets on the ground floor. Large sliding doors for the living areas. The kitchen is fully equipped. Large, bright living room with access to the swimming pool. Fireplace area with bookcase. Laundry room with washing machine and tumble dryer.

Guest house. Two barns and a ruin.

Possibility of buying a 15-hectare truffle plantation in production. Information on the risks to which this property is exposed is available on the Géorisques website [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## Summary

Property type:	Farmhouse
Bedrooms:	8
Price	€1,365,000

## Key Information

Year Built:	1600
Internal Area:	350 sqm
Land Area:	15.59 ha

## Location: Nouvelle Aquitaine



## Gallery







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The purchase process typically starts once you've visited a property with one of our 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.

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**C. BAUER – Sunday Times**

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