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## 9 bedroom Countryside house for sale in Dordogne

Le Bugue , Dordogne , Nouvelle Aquitaine



# €659,840

inc. of agency fees

9 Beds   1 Baths   315 sqm   2.57 ha

In beautiful, peaceful surroundings, set of two large stone houses in the heart of Périgord Noir, less than 10 minutes from all amenities. The property comprises a main house of approx. 150 m<sup>2</sup> with a...

### At a Glance

<b>Reference</b>	MFH-GLFAP2555	<b>Near to</b>	Le Bugue	<b>Price</b>	€659,840
<b>Bed</b>	9	<b>Bath</b>	1	<b>Hab.Space</b>	315 sqm
<b>Land</b>	2.57 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In beautiful, peaceful surroundings, set of two large stone houses in the heart of Périgord Noir, less than 10 minutes from all amenities. The property comprises a main house of approx. 150 m<sup>2</sup> with a large 40 m<sup>2</sup> living room, separate modern kitchen, 3 bedrooms (one on the first floor), bathroom and shower room. The second house is used as 2 gîtes with 6 bedrooms (3 bedrooms per gîte), fully equipped and easy to rent. Added

bonus: sauna beautifully integrated into the natural surroundings. A wooden garage for the main house, parking for tenants or friends and a park of over 2.7 hectares. Two swimming pools: one for the main house and the other for the gîtes. Hiking trails nearby.

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:	Countryside house
Bedrooms:	9
Bathrooms	1
Price	€659,840

## Key Information

Year Built:	1992
Internal Area:	315 sqm
Land Area:	2.57 ha

## Location: Nouvelle Aquitaine





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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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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.

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