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## 3 bedroom Countryside house for sale in Le Bugue

Le Bugue , Dordogne , Nouvelle Aquitaine



# €397,500

inc. of agency fees

3 Beds 1 Baths 210 sqm 4.18 ha

Old stone property, approx  
210m2, restored and extended  
using quality materials  
combining the charm of the past  
with modern...

### At a Glance

Reference	MFH-GLFAP2691	Near to	Le Bugue	Price	€397,500
Bed	3	Bath	1	Hab.Space	210 sqm
Land	4.18 ha	Pool	No	Land Tax	N/A

### Property Description

Old stone property, approx 210m<sup>2</sup>, restored and extended using quality materials combining the charm of the past with modern comforts, terracotta floor tiles, beams, stone, fireplaces, spacious rooms and 3 fireplaces add the charm of country houses.

It spans two levels with a vast entrance hall, wc, large fitted kitchen, dining room, lounge, study, utility room and boiler room. Upstairs are 3 bedrooms with en suite shower rooms. More than 4 hectares protect the property. The house is surrounded by an enclosed courtyard with access via a porch and wrought iron gate. Part of the grounds are enclosed and surrounded by attractive woodland. A shady path leads to a well-kept undergrowth area where you can relax, have lunch, read and probably come across a deer or a fox. A large meadow slopes slowly down to the valley, with a small stream running through it. Old stone quarries are accessible and could accommodate workshops, garages, etc. Situated between two market towns with all amenities, including Le Bugue, through which the Vézère flows.

### Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	1
Price	€397,500

### Key Information

Internal Area:	210 sqm
Land Area:	4.18 ha

### Location: Nouvelle Aquitaine





## Gallery













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**C. BAUER – Sunday Times**



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**S. and L. BROWN**



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