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## 2 bedroom Countryside House for sale in Le Bugue

Le Bugue , Dordogne , Nouvelle Aquitaine



**€296,800**

inc. of agency fees

2 Beds   1 Baths   98 sqm   0.04 ha

An old stone house, a swimming pool and a garden, all located in one of the most beautiful villages in France, just 6 km from...

### At a Glance

**Reference** MFH-GLFAP2759

**Bed** 2

**Land** 0.04 ha

**Near to** Le Bugue

**Bath** 1

**Pool** No

**Price** €296,800

**Hab.Space** 98 sqm

**Land Tax** N/A

### Property Description

An old stone house, a swimming pool and a garden, all located in one of the most beautiful villages in France, just 6 km from Le Bugue. That's what awaits you This property includes an entrance hall, kitchen with access to the garden, shower room and toilet. Dining room. Living room with wood-burning stove in the fireplace, parquet flooring and painted beams. 2 exits to the garden. Upstairs: accessible via 2 staircases: 2 bedrooms, bathroom. Heating is provided by 4 reversible air conditioning units and a wood-burning stove. The first floor has been re-insulated, all that remains is a lick of paint on the plasterboard.

In the well-exposed 360m<sup>2</sup> garden, enclosed by low walls, swimming pool, poolside area and small outbuilding for technical equipment.

The narrow streets and low stone walls await you as you stroll to the river that flows at the foot of the village. The hillside road also offers beautiful walks without crossing the village and leads to lovely viewpoints.

### Summary

Property type:	Countryside house
Bedrooms:	2
Bathrooms	1
Price	€296,800

### Key Information

Internal Area:	98 sqm
Land Area:	0.04 ha

### Location: Nouvelle Aquitaine





## Gallery













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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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**S. and L. BROWN**



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