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## 7 bedroom Countryside house for sale in Le Bugue

Le Bugue , Dordogne , Nouvelle Aquitaine



**€472,500**

inc. of agency fees

7 Beds      228 sqm      2.28 ha

Approx. 5 km from Le Bugue, on high ground, in a charming hamlet of pale stone houses.

This property comprises: A main house...

### At a Glance

**Reference** MFH-GLFAP2763

**Bed** 7

**Land** 2.28 ha

**Near to** Le Bugue

**Pool** No

**Price** €472,500

**Hab.Space** 228 sqm

**Land Tax** N/A

### Property Description

Approx. 5 km from Le Bugue, on high ground, in a charming hamlet of pale stone houses. This property comprises: A main house on two levels with entrance hall/dining room/lounge and access to the garden. Fitted kitchen, 2 bedrooms, bathroom, laundry room. Upstairs with parquet flooring, 3 bedrooms and their own shower rooms.

You can receive family and friends or rent out the gîte, which is independent (but can be connected) with its 'priest's garden'. On 2 levels with kitchen, living room with fireplace, bathroom and 2 bedrooms upstairs. Opposite, there is a beautiful outbuilding used as a boiler room (heat pump) and an extra room for an office, bedroom or workshop...

On the other side of the small path, the land extends and offers a beautiful view with a secure swimming pool and a few truffle trees. In total 2 ha 27 a 83 ca.

### Summary

Property type:	Countryside house
Bedrooms:	7
Price	€472,500

### Key Information

Internal Area:	228 sqm
Land Area:	2.28 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).

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**S. and L. BROWN**



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