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## Countryside house for sale near Bouzic in the Dordogne

**Bouzic , Dordogne , Nouvelle Aquitaine**



**€450,000**

**inc. of agency fees**

**4 Beds 1 Baths 132.25 sqm 1.03 ha**

Nestled in the heart of the Perigord, this beautifully restored stone property offers an exceptional living environment, full of charm...

### At a Glance

<b>Reference</b>	MFH-AES11927-STC	<b>Near to</b>	Bouzic	<b>Price</b>	€450,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	132.25 sqm
<b>Land</b>	1.03 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Nestled in the heart of the Perigord, this beautifully restored stone property offers an exceptional living environment, full of charm and tranquility. Blending the authenticity of traditional architecture with modern comfort, it is the perfect countryside retreat. The main house features a spacious open-plan kitchen and dining area, a utility room, a hallway, a separate WC, and a cozy living room. There are four bright bedrooms, including one on the ground floor, as well as a family bathroom. Outside, you'll be captivated by the breathtaking panoramic views over the surrounding countryside. The property also includes a 20 m<sup>2</sup> workshop, ideal for hobbies or creative work, and a wooden chalet that can serve as additional storage or a garden retreat. A well-exposed swimming pool completes this idyllic setting. Whether you're looking for a permanent residence, a holiday home, or a seasonal rental opportunity, this property offers peace, charm, and great potential. Conveniently located near some of the most famous sites of the Perigord Noir, it combines privacy with easy access to local amenities.

## Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	1
Price	€450,000

## Key Information

Internal Area:	132.25 sqm
Land Area:	1.03 ha
Floor:	2

Property Features:

- Swimming Pool

Swimming Pool? Yes

## Location: Nouvelle Aquitaine





## Gallery



















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**S. and L. BROWN**



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