

Superb holiday home with pool

Country House For Sale



Price: €297,000

Bedrooms: 2

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Le Bugue Aquitaine,24260

Superb holiday home with beautiful views, fully private with no nuisance in a sublime location, about 90 m2 living space on 2 levels, beautiful terrace facing south, swimming pool with a large beach around, garage-workshop not attached, all surrounded by a hectare of land with meadows and woods at the end of a small path in the quiet between Le Bugue and Le Buisson de Cadouin in Black Perigord.

#### Main Features :

- 1ha 07a 95ca of adjoining land partly fence, gardens, meadow and small wood
- 90 m2 habitable including a large living room with an entrance, living / dining room, fitted kitchen and laundry room on the ground floor, 2 bedrooms and a bathroom upstairs
- a large detached garage in "L" with workshop part
- electric heating and insert
- double glazing
- roof and wall insulation
- septic tank sanitation compliant
- a terrace to the south, access by the living room
- a Desjoyaux swimming pool (10m x 5m) with beach in slabs, liner and alarm

- a landscaped garden around with small vegetable garden and pergola

- ADSL, WIFI

- DPE "D", GES "A"

La Maison (90 m<sup>2</sup> of living space):

on the ground floor :

- an entrance to the East overlooking the large living room, wooden staircase upstairs (9 m<sup>2</sup> approximately)

- a large living-dining room with fireplace and insert, tiled floor, beautiful windows overlooking the terrace and swimming pool in the South, 2 windows in the North (38 m<sup>2</sup> approximately)

- a new fitted kitchen opened on the living room, tiled floor, door giving on the buanderie and door to the outside (6 m<sup>2</sup> approximately)

- a laundry room with tiled floor (about 5 m<sup>2</sup>)

Upstairs :

- a room with wooden floor, window Velux (11 m<sup>2</sup> approximately)

- a room with wooden floor, window Velux (10 m<sup>2</sup> approximately)

- a large bathroom with large shower, washbasin and wc, tiled floor, window to the south (9 m<sup>2</sup>)

The house is in very good condition with all comforts, well maintained with bright rooms and a nice landscaped garden, quiet but close to all shops at Bugue and Buisson de Cadouin and close to all tourist sites of Perigord.

Very nice environment for a holiday home and lots of potential for seasonal rentals!

Taxes real estate: 860 Euros

Purchase costs: 20 800 Euros (approximately)

