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| PROPERTY FOR SALE  LE BUGUE AREA |

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| Ref: AP2526 |  | Price: 318.000 € |

Not far from the shops of Le Bugue, this stone house of more than 300m2 dominates the valley, facing South with a breathtaking view! Certainly to refresh but beautiful materials are already there, terra cotta floors, beautiful volumes, 10 rooms including 6 bedrooms and a living room of 60m2, kitchen, dining room with exits on the terrace in the South. Large entrance, 2 bedrooms of 20 and 19m2 on the ground floor with shower rooms. Cellar and storeroom. First floor: mezzanine, 4 bedrooms with washbasins, cupboards, shower room, study, attic. Oil fired central heating, Garage, Bucher. well set on its 9627m2 of land. This beautiful sleepy house just needs to be woken up!

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| | Characteristics: | | | | --- | --- | --- | |  | | | | * Type: House / Character property * Constructed in 1970 * Style: Stone * Joint ownership: Detached | * Condition: Needs decorating * Usable area: 324 m² * Land surf. area: 9.627 m² * Living space: 65 m² * Non isolated countryside * Orientation: South | * 6 bedrooms * 3 bathrooms * 10 rooms * 1 garage * Heating type: Oil | |

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| | Additional Information: | | | --- | --- | |  | | | Property location:   * Outskirts * Non isolated countryside   Ground floor:   * Utility Room * Utility Room * Office * Cellar * 2 Bedrooms * Kitchen * Entrance lobby * Lounge * Dining Room * Bathroom * Washroom * WC   1st floor:   * 4 Bedrooms * Corridor * Attic * Mezzanine * Bathroom   Outbuildings:   * Garage | Outbuildings (continued):   * Equipment room * Other   Energy report:   * Energy performance 234,00 KWHep/m²an * Gas emission 49,00 Kgco2/m²an * Date de réalisation DPE (jj/mm/aaaa) * Montant bas supposé et théorique des dépenses énergétiques 4.820,00 €   Heating:   * Oil central heating   Windows:   * Double Glazing * Shutters   Services:   * Nearest town : * Calm * Nearest shops : * Railway Station * View   Land:   * Land   Roof:   * Tiles   View:   * Panoramic view | |

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| | Photos: | | | --- | --- | |  | | | 2023-06-01-14-40-47-750.jpg | 20230503\_172019.jpg | | 20230503\_172411.jpg | 20230503\_172135.jpg | | 20230503\_171831.jpg | 2023-06-01-14-43-28-849.jpg | |

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| | Energy Consumption: | | | --- | --- | |  | | |  |  | | **234 KWHep/m² an** | **49 Kg CO2/m² an** | | **Classe DPE - E** | **Classe GES - E** | |