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| |  |  | | --- | --- | | **Phone** | **: +33 (0)5 53 07 06 27** | | **Email** | **: info@pioneerfrance.com** | | **Web** | **: www.PioneerFrance.com** |     **Domaine Le Ruisseau , 24580, Fleurac, Dordogne** |  |

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| **THE DORDOGNE'S LEADING QUALITY PROPERTY AGENCY** |

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| **REFERENCE**  **PF90909** | **PRICE (inc.agency comm)**  **129,600 €** | **LOCATION**  **DORDOGNE -**  **LE BUGUE AREA** | **TYPE**  **House / Character property** | **LAND AREA**  **1,696 m2** |

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| ***160SQM STONE HOUSE WITH GARAGE REQUIRING COMPLETION. EDGE OF A PRETTY VILLAGE 10MINS FROM LE BUGUE. GARDENS OF 1696SQM. LOVELY STREAM AND WIDE COUNTRYSIDE VIEWS. PF90309*** |

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***On the edge of a charming village and less than 10mins drive from the riverside market town of Le Bugue, this old stone property bordered by a stream needs completing. It will provide a superb and spacious 2-floor, 3-bedroom, 2-bathroom house with 2 large living rooms and a large eat-in kitchen room. Westerly facing with terracing. Garage also to complete. PF90308*PROPERTY DESCRIPTION** ( **Ref** : **PF90909**)

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On the edge of a charming village and less than 10mins drive from the riverside market town of Le Bugue, this old stone property bordered by a stream needs completing. It will provide a superb and spacious 2-floor, 3-bedroom, 2-bathroom house with 2 large living rooms and a large eat-in kitchen room. Westerly facing with terracing. Garage also to complete. **PF90308**

**THE MAIN HOUSE**

Habitable Space: In current shell state, approximately160sqm

Bordered by a lovely stream.

The house has water and electricity (3-phase). Many lovely, exposed stone walls internally and externally. The house is in a shell state. A quantity of finishing materials are being included with the property.

**Note:** all measurements below are approximate floor measurements to bare walls.

**Ground Floor:**

Access via a terrace:

**Proposed Kitchen/Dining Room: 29.43sqm**

Stone archway through to**:**

**Proposed Living Room 1 / Bedroom 3 / Bathroom 2: 55.38sqm** Within this space, a living room area, study/bedroom 3, and shower-room/WC are proposed as well as a staircase to the 1st floor.

Stone archway through to:

**Living Room 2: 19.56sqm**

**First Floor: 55.38sqm (into the eaves).**

Currently a large space in which it is proposed to have 2 large bedrooms and a shower-room.

**LAND AND GARDEN**

1696sqm, currently fenced to one side and bordered by a stream on the other.

**GARAGE**

Floor and half walls in place (approx. 10mx3.5m). Requires completion.

**GENERAL INFORMATION**

Very pretty, countryside, edge-of-village location

Le Bugue less than 10 mins drive & Perigueux 30 mins drive

Full, authorised planning permissions, with all plans.

Areat opportunity to purchase a traditional property with huge potential at an excellent price.

**REF: PF90309**

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| **KEY DETAILS ( Ref** . : **PF90909**) **:** |

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| **Total living space : 160 Sqm**  **Land area : 1,696 Sqm**  **Heating :**  **Energy Efficiency : -** | **Nearest town : LE BUGUE**  **Nearest commerce : 6MINS**  **Nearest autoroute : A20/A89**  **Nearest airport : BERGEREC** |

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| **PIONEER FRANCE CAN  ASSIST YOU WITH :**  **€ Foreign Currency Exchange the best rates : the best service**  **€ Mortgage and Loan Facilities pre-qualified, top lenders**  **€ Your Total purchase process a dedicated, fixed fee, total service from  initial offer through to post-completion**  Call us or see our website **www.PioneerFrance.com** | **PROPERTY LOCATION MAP** : |