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| |  |  |  |  |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | | **Property for Sale - Gîtes / Chambres d'Hôtes Property**  **24260 LE BUGUE AREA**  In beautiful, peaceful surroundings, set of two large stone houses in the heart of Périgord Noir, less than 10 minutes from all amenities. The property comprises a main house of approx. 150 m² with a large 40 m² living room, separate modern kitchen, 3 bedrooms (one on the first floor), bathroom and shower room. The second house is used as 2 gîtes with 6 bedrooms (3 bedrooms per gîte), fully equipped and easy to rent. Added bonus: sauna beautifully integrated into the natural surroundings. A wooden garage for the main house, parking for tenants or friends and a park of over 2.7 hectares. Two swimming pools: one for the main house and the other for the gîtes. Hiking trails nearby. Information on the risks to which this property is exposed is available on the Géorisques website www.georisques.gouv.fr  **Prix : 693 450 €**  REF : AP2555 | |  |  | | --- | --- | |  | N° de chambres : **9** | |  | N° de s.d.b : **1**  N° de s.d'eau : **3** | |  | Surface habitable : **315 m²** | |  | Surface terrain : **25,714 m²** | | |

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