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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**  **PF90313** | **PRICE (inc.agency comm)**  **250,000 €** | **LOCATION**  **DORDOGNE -**  **LE BUGUE AREA** | **TYPE**  **House / Character property** | **LAND AREA**  **938 m2** |

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| ***RIVERSIDE LARGE 5-BED PROPERTY WITH GARDENS & GARAGE, PEACEFUL LOCATION ON OUTSKIRTS OF LE BUGUE. FURTHER 100SQM OF GARDEN-LEVEL ADAPTABLE SPACE. PF90313*** |

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***With direct access to the river in Le Bugue, a delightful, lively market town with all amenities. internally update, and expand if needed, this substantial 5-bed property. Offering over 180sqm over 2 floors, plus a garden level floor totalling 100sqm adaptable for further accommodation/ a huge workroom, garages, etc. 2 large terraces with views onto the garden and river. Off-road parking. VERY well priced. PF90313*PROPERTY DESCRIPTION** ( **Ref** : **PF90313**)

**RIVERSIDE LARGE 5-BED PROPERTY WITH GARDENS & GARAGE, PEACEFUL LOCATION ON OUTSKIRTS OF LE BUGUE. FURTHER 100SQM OF GARDEN-LEVEL ADAPTABLE FLOOR-SPACE. PF90313**

With direct access to the river in Le Bugue, a delightful, lively market town with all amenities. internally update, and expand if needed, this substantial 5-bed property. Offering over 180sqm over 2 floors, plus a garden level floor totalling 100sqm adaptable for further accommodation/ a huge workroom, garages, etc. 2 large terraces with views onto the garden and river. Off-road parking. VERY well priced. PF90313

**THE HOUSE**

**Habitable Space: approx: 180 sqm**

Accessed via gates, a paved drive down the side of house to garage and parking. Walled front garden partially laid to lawn with shrubs and pathway to front door.

The house, with direct access to the river, is on a quiet, residential, road with other properties all on good-sized plots. It has double glazing throughout, electric heating via a heat exchanger and an open fireplace.

**Ground Floor**

**Entrance Hall: 14sqm** Tiled floor. Built-in storage and coats cupboard with sliding doors.

Double glass doors to:

**Living/Dining Room: 40sqm** Tiled floor, raised open fireplace, double glass doors onto terrace with stunning views onto river Vezere and gardens below.

**Terrace: 4.5m x 3m** Raised terrace with awning. Accessed via Living/Dining room and kitchen. Wraps around side of house with steps down to driveway onto garden.

**Kitchen: 14sqm** Accessed via Living/Dining room and Entrance Hall. Good range of fitted cabinets with low level breakfast bar. Equipment includes dishwasher, oven, microwave and fridge. Double doors onto the terrace.

**Bedroom 3: 16sqm** Bright room with built-in wardrobe.

**Bathroom: 8.5sqm** Large bright room, tiled floor and walls. Bath with shower attachment, shower cubicle, double sink unit.

**Guest WC: 2sqm** WC**,** sink.

**Staircase to First Floor**

**Landing: 15sqm**

**Bedroom 1: 20sqm** Exposed beams, views onto river. Door to:

**Attic: 8.7sqm**.

**Bedroom 2: 17sqm** Exposed beams, low-level built in cupboards.

**Bedroom 4: 15sqm** Exposed beams, river views.

**Shower Room: 10sqm** Raised, tiled, corner shower, tiled floor and walls, double sink unit.

Stairs from Entrance Hall down to

**Garden Level**

**Total area: approx. 100sqm**

Includes:

**Bedroom 5: 19sqm** with door leading to covered paved terrace & garden. Tiled floor with stone walls.

**WC: 2sqm**

**Garage: 42sqm**

**3 Storage rooms: 8sqm; 5sqm; 5sqm**

**2 Workrooms 1: 8sqm; 8sqm**

**Boiler Room 2sqm**

**Covered Terrace: 7m x 3m**, leading onto the garden.

**GARDENS AND LAND:** Total plot area 938sqm

Gardens on two levels with steps connecting the two which leads directly onto river access.

Planted with roses and mature shrubs.   
  
Driveway into garage and off-street parking.

**GENERAL INFORMATION**

ALL AMENTIES VERY CLSOE

Excellent residential, riverside location in bustling town of Le Bugue.

Stunning views onto the river with direct access.

Double-Glazing

Open fireplaces

Great opportunity to refurbish internally to taste.

Expand living space by a further 80sqm in the garden floor level.

Bergerac 40 mins drive & Perigueux 30 mins drive

Ideal as either a permanent or holiday home.

**REF: PF90313**

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| **KEY DETAILS ( Ref** . : **PF90313**) **:** |

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| **Total living space : 200 Sqm**  **Land area : 938 Sqm**  **Heating : Heating pump + oil**  **Energy Efficiency : D** | **Nearest town : LE BUGUE - 1MINUTE**  **Nearest commerce : 1 MINUTE**  **Nearest autoroute : A20'/A89**  **Nearest airport : BERHGERAC - 40MINS** |

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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** : |