

Superb holiday home with pool

Country House For Sale

### Superb holiday home with pool

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 m2 of living space):

on the ground floor :

- an entrance to the East overlooking the large living room, wooden staircase upstairs (9 m2 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 m2 approximately)
- a new fitted kitchen opened on the living room, tiled floor, door giving on the buanderie and door to the outside (6 m2 approximately)
- a laundry room with tiled floor (about 5 m2)

Upstairs :

- a room with wooden floor, window Velux (11m2 approximately)
- a room with wooden floor, window Velux (10 m2 approximately)
- a large bathroom with large shower, washbasin and wc, tiled floor, window to the south (9 m2)

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)

