

Stunning environment for a country home, with barns and 6 acres of land, featuring a small lake and a spring.



EXCLUSIF

INFORMATION

Ville:	Bertric-Burée
Département:	Dordogne
Ch:	3
SdB:	2
Surface:	150 m ²
Terrain:	29233 m ²



RÉSUMÉ

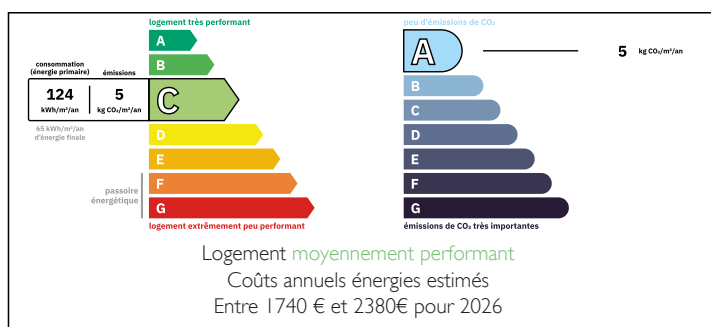
Surrounded by fields and woodland, and with a stunning view overlooking the valley, this country house is a highly comfortable and practical home in an exceptional environment.

On the ground floor, you will find a bright living room opening onto a covered terrace, as well as a large kitchen–dining room, tastefully fitted, with a bay window also giving access to the terrace. Single-level living is possible thanks to a spacious 20 m² bedroom, a bathroom with WC, a shower room, and a utility room.

Upstairs, there are two additional bedrooms and an attic with the necessary connections for a shower room.

The two adjoining barns and the stable are perfect for storing equipment, parking vehicles, or housing horses or other animals. They also offer potential for

DPE



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Les informations pour les achats hors-plan sont donnés à titre indicatif seulement. La finition de la propriété peut varier. Les acheteurs sont invités à engager un spécialiste pour vérifier les plans et les spécifications énoncées dans leur contrat d'achat avec le promoteur.



DESCRIPTION

Nestled in a preserved environment, surrounded by fields and woodland, this charming country house enjoys an elevated position overlooking the valley, offering a rare and rejuvenating living environment.

From the moment you step inside, you will be charmed by the bright living room opening onto a pleasant covered terrace, perfect for enjoying outdoor meals throughout the year. The spacious kitchen-dining room, tastefully fitted, combines charm and functionality, with a large bay window providing direct access to the terrace and creating a seamless indoor-outdoor flow.

The house offers true single-level living, with a generous 20 m² bedroom, a bathroom with WC, a shower room, and a utility room, ideal for everyday convenience.

Upstairs, two additional bedrooms provide comfortable accommodation for family and guests, while a loft space with existing connections offers the possibility to easily create an additional shower room, depending on your needs.

The property is equipped with an air-to-water heat pump, photovoltaic panels for self-consumption with resale of surplus energy, double-glazed windows with rolling shutters, as well as a water softener.

The roof is in good condition, and the house benefits from enhanced insulation thanks to external cladding.

The adjoining outbuildings — two barns and a stable — which share a wall with the neighbor's outbuildings, are a real asset: ideal for storage, parking vehicles, or sheltering horses and other animals. They also offer great potential for extending the house or developing a gîte or tourism project.

Outside, nature lovers will be delighted: walking paths start directly...

TAXES LOCALES

Taxe foncière: 733 EUR

Taxe habitation: EUR

NOTES