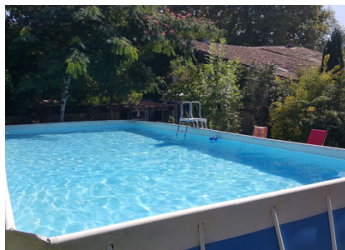


Very attractive house. 3 bedrooms, garden, carport. Set in a pretty village.



INFORMATION

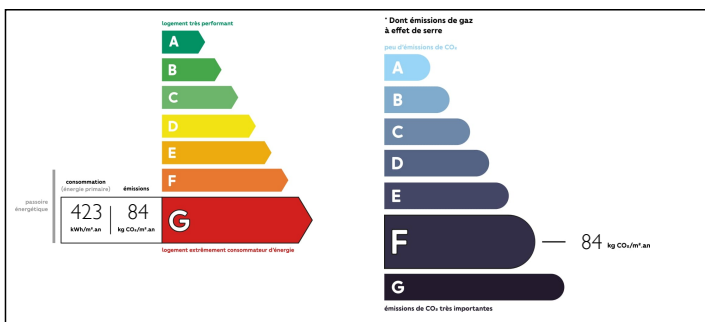
Town:	Ribérac
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	150 m2
Plot Size:	562 m2



IN BRIEF

Lovely house which is currently a holiday home but would easily make a permanent residence. 3 bedrooms, 2 WC's, bathroom. Large lounge with traditional fireplace, good sized kitchen. Parking, courtyard and garden. Above ground pool. Set in a lovely village location. Access to lovely walks on the doorstep, and 10 minutes from Ribérac.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Double gates lead to the courtyard area with covered parking for 2 cars.

Door to kitchen, fitted with units. Back kitchen for storage. Door to lounge with beamed ceilings, stone fireplace with inset log burner. Patio doors lead directly onto the terrace area. WC and a further storage room/laundry room.

Stairs lead to the first floor with very large mezzanine. There are 2 double bedrooms and a third on the mezzanine area. Bathroom with bath, washhand basin and WC.

Outside, beyond the courtyard is the lawned garden which contains the above ground pool. The garden is surrounded by shrubs and trees and is very private. Nicely placed in the village with walking access to country lanes, yet not far from the busy market town of Ribérac.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES