

## Well Maintained, Spacious Village House with 7 Bedrooms, Annexe and Swimming Pool



## INFORMATION

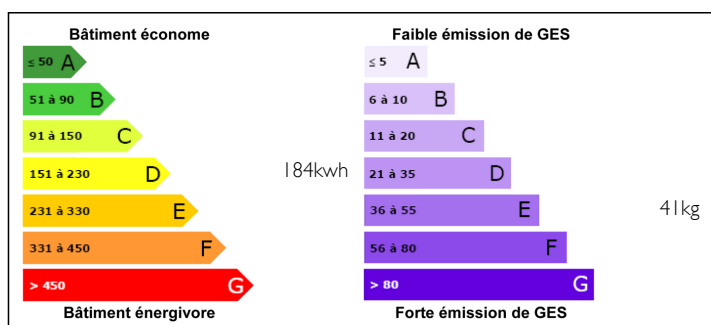
Town:	Saint Privat en Périgord
Department:	Dordogne
Bed:	8
Bath:	4
Floor:	395 m2
Plot Size:	1730 m2



## IN BRIEF

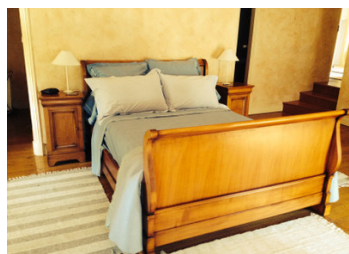
This large, airy Maison de Maître is situated close to the centre of a sought - after village with shop, bar and post office. It is just 7kms from Aubeterre Sur Dronne (voted as one of the prettiest villages in France) and 13kms from the town of Ribérac in Dordogne, which has all amenities and a large market on a Friday morning. It would make a very comfortable family home and could easily accommodate a Bed and Breakfast business. A visit is highly recommended.

## 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.



## LOCAL TAXES

**Taxe foncière: 2703 EUR**

## NOTES

## DESCRIPTION

You enter the property into the large entrance hall (14m<sup>2</sup>).

To the right is a beautiful sitting room (30m<sup>3</sup>), with original limestone fireplace and log burning stove.

Along the wide corridor (16m<sup>2</sup>), there is a fully fitted kitchen (31.5m<sup>2</sup>) and utility room (6.5m<sup>2</sup>).

To the left of the entrance hall, there is a generous dining room (29m<sup>2</sup>) with original fireplace, semi open-plan to a further sitting room (42m<sup>2</sup>) with views through large doors and access to the garden. Attached to this room is the bar room (13.5m<sup>2</sup>), which also has access to the garden.

Upstairs, there are a total of 7 bedrooms (33m<sup>2</sup>, 30m<sup>2</sup>, 24m<sup>2</sup>, 14m<sup>2</sup>, 13m<sup>2</sup>, 11m<sup>2</sup>, 11m<sup>2</sup>).

The two largest bedrooms have en-suites and there is so a family bathroom with separate shower room. The family bathroom (23m<sup>2</sup>) has an attractive slipper bath centrally located within the room.

Outside, the garage (36m<sup>2</sup>) is accessed via large iron gates. There is a workshop (15m<sup>2</sup>) attached to the garage and above, there is a guest suite, comprising a bedroom (24m<sup>2</sup>) and shower room. This would also make an excellent office.

To the rear of the house, there is a large terrace, leading to the lawned garden, which is fully enclosed. There is a delightful swimming pool (10 x 5 M) with pool house (36m<sup>2</sup>), where you will find a shower and the pool machinery.

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