

Delightful detached Long House with Gite and many original features in peaceful location 10 kms from Aubeterre

EXCLUSIVE



INFORMATION

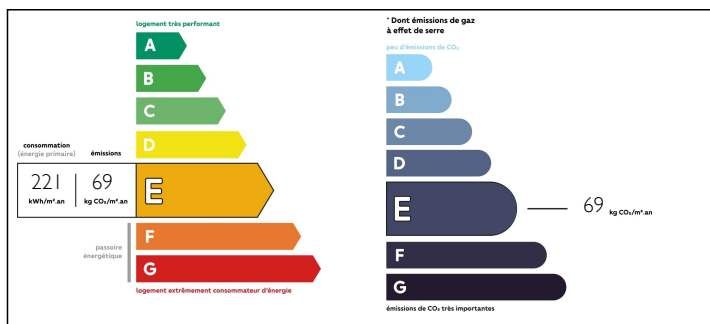
Town:	Ribérac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	279 m2
Plot Size:	1845 m2

IN BRIEF

This lovely Longere or long house has been sympathetically restored by the current owner and offer enormous potential. It already has a one bedroomed cottage on one storey and has still more space for conversion if needed or valuable storage space in the form of several barns. It is just 10kms from Aubeterre, one of the prettiest villages in France with its own golf course and river beach. It is approximately equidistant to the popular market town of Riberac, which has all amenities and around 15kms to Saint Aulaye, where there is a further river beach. Bergerac airport is 62kms or an hour away.



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

You approach the property along a quiet country lane and turn into the courtyard through large limestone gateposts.

To the right is the above ground pool and two open barns, to the left is the house, cottage and barns, one of which has been made into a large gallery.

You enter the house itself via the front door into the hallway. at the end is the bathroom (3.7m2).

To the right is the double aspect sitting room (32.4m2), with large limestone fireplace with log burning stove.

Through to the kitchen and dining area (15.8m2).

Upstairs, there are 2 bedrooms (19.2m2 and 18 m2) plus a large studio (33.8m2) which leads to a storage room or extra accommodation if wished.

The cottage has its own front door but can also be accessed via the main house. It is on one storey and comprises a large sitting room (29.4m2),with original fireplace, a kitchen /dining room (23.9m2), with exposed beams, a large bedroom with original fireplace (35.2m2) and a huge bath/shower room (21.6m2), again with fireplace.

The cottage has access to the barn, which has been made into a gallery but could become further accommodation with correct permissions.

Definitely worth a visit!

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

NOTES