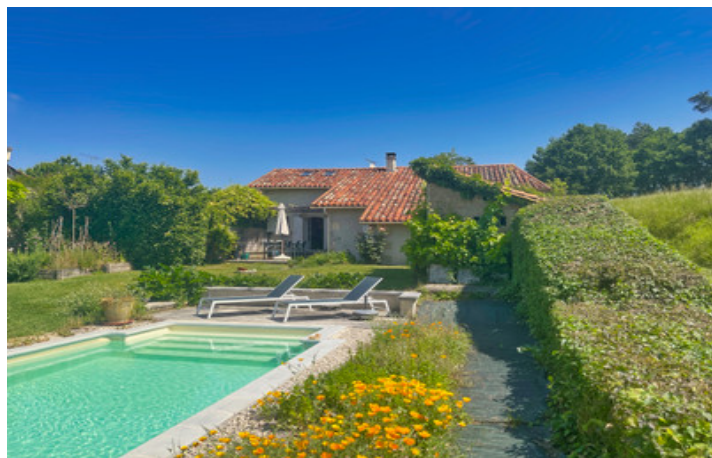


2-bedroom stone house with a lovely garden, swimming pool and magnificent views. In a quiet hamlet.



INFORMATION

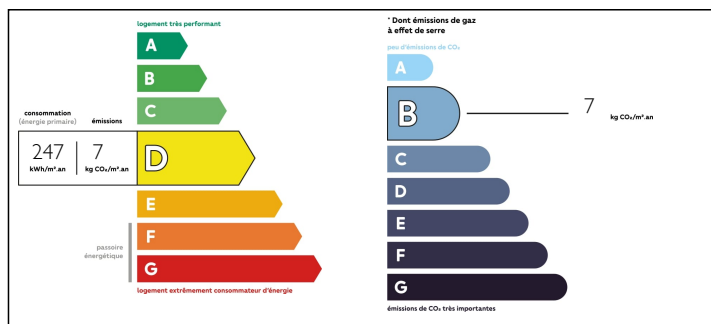
Town:	Saint Privat en Périgord
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	97 m2
Plot Size:	786 m2

IN BRIEF

This pretty house is located in a small, peaceful hamlet, just a few kilometres from Aubeterre sur Dronne, one of the most beautiful villages in France, and Saint-Aulaye, a small village with all amenities and a lovely riverside beach. The small town of Ribérac, with its large weekly market, is just 15 minutes away by car. Only 50 minutes from Angoulême and Périgueux, and 1h15 from Bordeaux and Bergerac. Ideal as permanent residence or holiday home.



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

- Living room of 29m² with mezzanine (13.5m²)
- Fitted kitchen of 11m²
- Bedroom of 18m²
- Bedroom of 13m² with shower room and wc (4,15m²)
- Bathroom with wc (9,5m²)

Outside:

- Shaded terrace
- Workshop/storage of approximately 20m²
- Chlorine swimming pool with integrated pump (7 x 3m)
- Garden and orchard area

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

LOCAL TAXES

Taxe foncière: **875 EUR**

NOTES