

Spacious 4-bedroom bungalow, barn and pretty garden, with exceptional views over the town of Ribérac.

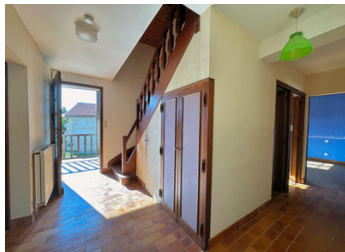


INFORMATION

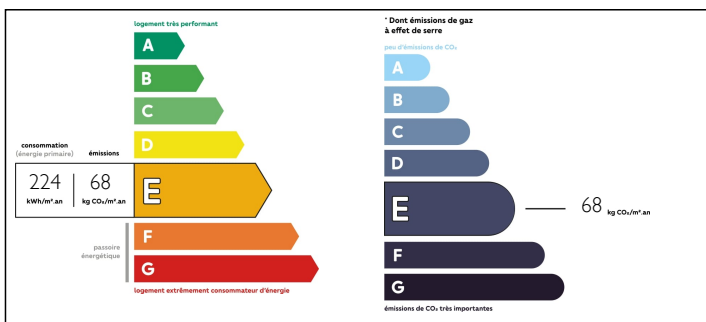
Town:	Ribérac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	127 m2
Plot Size:	1057 m2

IN BRIEF

Built in 1983, on the remains of the old town wall, this house will surprise with its large, spacious rooms and its privileged position on the hill above Ribérac. Uninhabited for some time, it requires some updating, but has great potential. There are 2 bedrooms and a bathroom on the ground floor and 2 bedrooms and a shower room upstairs, making it perfect for a large family or a holiday home. Ideally situated 40 minutes from Périgueux and Bergerac (airport), 50 minutes from Angoulême (TGV station), and 1.30 hours from Bordeaux (Airport)



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

GROUND FLOOR:

- Entrance hall (6.5m²) with wardrobe
- Large living room (31.6m²) with access to the sheltered terrace at the front of the house.
- Kitchen (14m²) with access to the rear garden, overlooking the ramparts.
- Bedroom 1 (12.7m²)
- Bedroom 2 (15.5m²)
- Bathroom (4.35m²) with shower and bath.
- WC

FIRST FLOOR:

- Large landing with wardrobe
- Bedroom 3 (17.2m²)
- Bedroom 4 (18m²)
- Shower room (4m²) with WC.
- Attic space

OUTSIDE:

- Covered terrace of 8m²
- Barn of 200m²
- Courtyard to the front of the house and the barn
- Rear garden of approximately 750m²

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

LOCAL TAXES

Taxe foncière: 2503 EUR

NOTES