

Pretty renovated cottage in a hamlet with a pool, garage and fenced garden

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Rabier
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	68 m2
Plot Size:	677 m2

IN BRIEF

A lovely house with 2 bedrooms (walk through the first to reach the second) and modern shower room. Main living room with wood burner leading to a veranda with view over the completed fenced garden and pool. Fully fitted, modern kitchen. Double glazing, new boiler, garage and cellar. In a little village in the Perigord Noir.

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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: 828 EUR

NOTES

DESCRIPTION

Kitchen 10.3m² fully fitted with range of units, fridge freezer, oven, hob and extractor fan, dishwasher and washing machine.

Veranda glazed on two sides - light and airy space of 12.25m² open through to the living room, 29m² with wood burning stove.

Stairs lead up to the first mezzanine bedroom of 11m² into the eaves - door through to the second bedroom of 11m² into the eaves with two hanging areas each side of the chimney breast.

Bathroom with large shower, basin and wc.

There is a covered terrace of 7m² leading off from the kitchen.

From the garden, stairs lead down to the small country lane and access to the cellar and garage, which also house the boiler and oil tank.

The garden is very private, completely fence with a separated fenced area around the pool and a gate through to the private parking area. The swimming pool measures 4m x 11m and a new pool pump was installed in 2023.

St. Rabier is a small village about 2km away with a shop and a café/bar, as well as a good local restaurant and junior school. It is in the Périgord Noir only a couple of kms from the A89 motorway interchange and easy access to Brive and Périgueux, each about half an hour away.

Bergerac Airport 84km

Brive Airport 38km

Limoges Airport 94km

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