

Ref: 116310AM24 Price: 162 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (150 000 EUR without fees)

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















## INFORMATION

Town: Saint-Rabier

Department: Dordogne

Bed: 2

Bath:

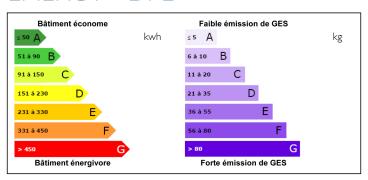
Floor: 68 m<sup>2</sup>

Plot Size: 677 m<sup>2</sup>

### 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.

# **ENERGY - DPE**



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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.





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## LOCAL TAXES

Taxe foncière: 828 EUR

## **NOTES**

## DESCRIPTION

Kitchen 10.3m<sup>2</sup> 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 12.25m<sup>2</sup> open through to the living room, 29m<sup>2</sup> with wood burning stove.

Stairs lead up to the first mezzanine bedroom of I Im<sup>2</sup> into the eaves - door through to the second bedroom of I Im<sup>2</sup> 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 × 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

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