

Fantastic town house with 7 bedrooms, 3 bathrooms all in excellent order. Extremely rare, it comes with over 2 acres of gardens and parkland, parking for...



INFORMATION

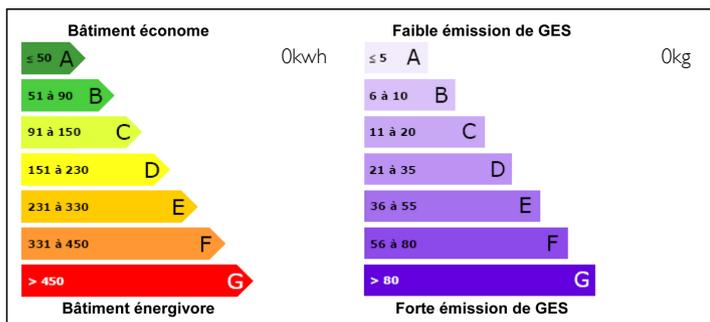
Town:	RIBERAC
Department:	Dordogne
Bed:	7
Bath:	3
Floor:	300 m2
Plot Size:	8931 m2



IN BRIEF

Beautiful family home which could easily incorporate B and B. The property is arranged over 4 floors and includes bespoke kitchen dining room, dual aspect lounge, office, 7 bedrooms and 3 bathrooms. There is a large terrace off the kitchen 80m2 which leads down to over 2 acres of garden and parking for 5 cars. A town house with large plot of land. **MUST VIEW**

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

Entrance hall with original wood flooring. Door to lounge 44m² with original oak flooring, fireplace and dual aspect windows. Glazed double doors leads to inner hall with cloakroom with WC and washhand basin. Office or ground floor bedroom 20m².

Stairs lead down to family room with doors to garden, laundry room with boiler for town gas central heating and hot water. Seperate WC with washhand basin and seperate shower room. Door to cellar 40m². Glazed double doors lead to bespoke kitchen dining room 40m², fully fitted with quality units, fireplace housing wood burning stove. Triple aspect patio doors to garden and terrace of 80m². A truly lovely entertaining area.

Original oak staircase from main hallway leads to first floor with 3 further double bedrooms all 20m². Seperate Wc and washhand basin. Bathroom with bath washhand basin, WC and shower.

Mahogany staircase leads to a further 3 very large double bedrooms with either new wood flooring or original oak flooring. Seperate WC with washhand basin. Bathroom with WC washhand basin and shower.

Outside there is the terrace off the kitchen which is 80m², steps lead to the pool area.

This leads down to the lawned garden with mature shrubs and fruit trees including cherry, mirabelle, black plum, apples, figs, walnut and a herb and vegetable plot. The garden leads on to the meadow area with a trout stream beyond. There is a well on...

NOTES