

Superb villa of 220m with outbuilding and garage, land of 2200m, situated in the Black Périgord.



INFORMATION

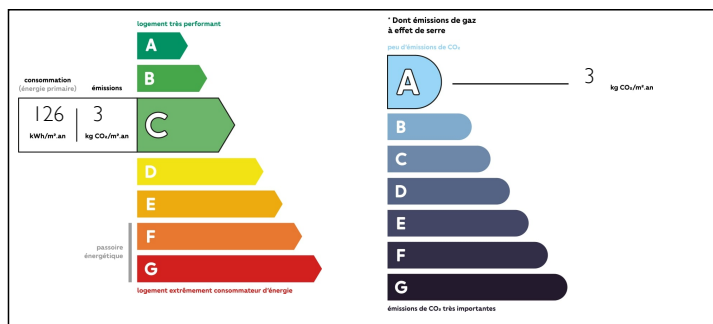
Town:	Saint-Rabier
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	220 m2
Plot Size:	2235 m2



IN BRIEF

This superb villa is situated in a little hamlet in the countryside, close to the village of Saint Rabier, where you will find local amenities. There is easy access to the motorway (Brive, Bordeaux reached to in little time). The house is in excellent condition, very well looked after and maintained. The property is ideally situated for use as a family home or even B&B. Calm spot with panoramic views over the countryside.

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

The house is composed of an entrance giving onto a large dining area of 65m² with wood pellet burner and large french sliding doors opening out onto the patio and courtyard.

A large equipped kitchen with central island, large range of storage cupboards, french doors opening onto the terrace.

Lounge with wood pellet burner.

A hallway leading to 3 bedrooms, large dressing, separate WC, bathroom with WC, and also a shower room with WC.

An office area with independant access, utility room, cellar, workshôp and large storage room.

Mansarde level:

2 bedrooms, office, dressing, shower room with WC.

Exterior:

Courtyard recently redone, two large garages of 75m² and 60m² one of which has a shelter, there is also a garden shed, and a vegetable plot.

Electric gates (2 entrances), and closed garden of 2235m² with fruit trees.

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

LOCAL TAXES

Taxe foncière: 1135 EUR

NOTES