

Small stone cottage with 2/3 bedrooms, large garden, orchard and views, in a hamlet near Saint-Aulaye.



## INFORMATION

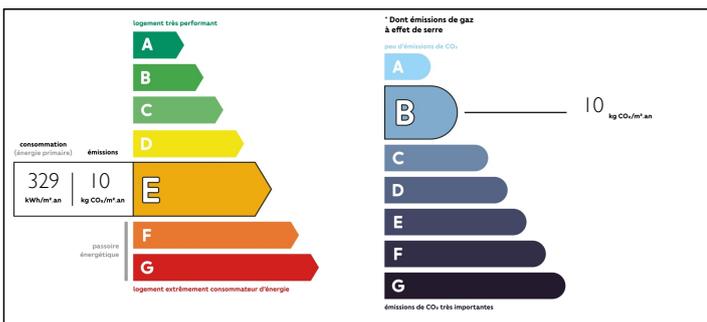
Town:	Saint Privat en Périgord
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	65 m <sup>2</sup>
Plot Size:	1539 m <sup>2</sup>



## IN BRIEF

This traditional house has great potential for extension, and is equally suited to year-round living or as a holiday home. It is located in a small, very quiet hamlet in an elevated position, just 5 minutes from the charming village of Saint-Aulaye, with all amenities and a lovely riverside beach, and 15 minutes from Ribérac, a small, very active town known for its large weekly market. Aubeterre, one of the prettiest villages of France, is only 10mn away. It is also 50 minutes from Périgueux and Angoulême, and 1h15 from Bordeaux.

## 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 corridor leading to bedrooms (7 m<sup>2</sup>)
- Living room with open kitchen and fireplace (21 m<sup>2</sup>)
- WC (1.35 m<sup>2</sup>)
- Shower room with shower and washing machine connection (3.8 m<sup>2</sup>)
- Bedroom 1 (10 m<sup>2</sup>)
- Bedroom 2 (9.2 m<sup>2</sup>) with access to the attic bedroom (9 m<sup>2</sup>)



### Outside

- Carport
- Small garden in front of the house (road side) with shed (7m<sup>2</sup>)
- Garden shed
- Orchard
- Meadow

## LOCAL TAXES

**Taxe foncière: 250 EUR**

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

## NOTES