

2 bed stone house, attached barn (70m ) opening onto garden. Requires upgrading. Barn is ripe for conversion.

EXCLUSIVE



## INFORMATION

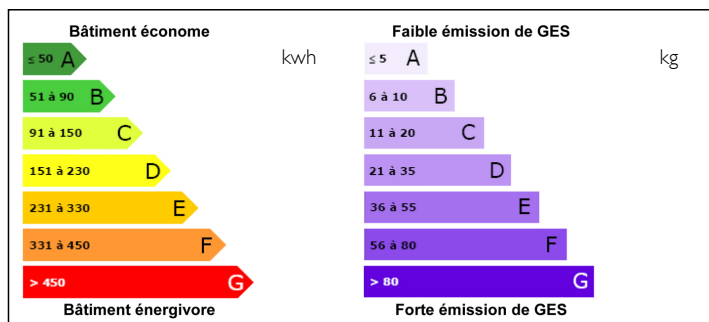
Town:	Saint Privat en Périgord
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	75 m2
Plot Size:	650 m2

## IN BRIEF

This charming property is located in a small hamlet surrounded by lovely countryside yet 12km from the market town of Ribérac which offers all commerce. This property requires the following A septic tank (estimate 9-11K). Insulation Heating Double glazing Some work to bring the electricity up to standard

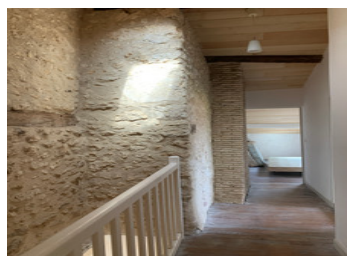
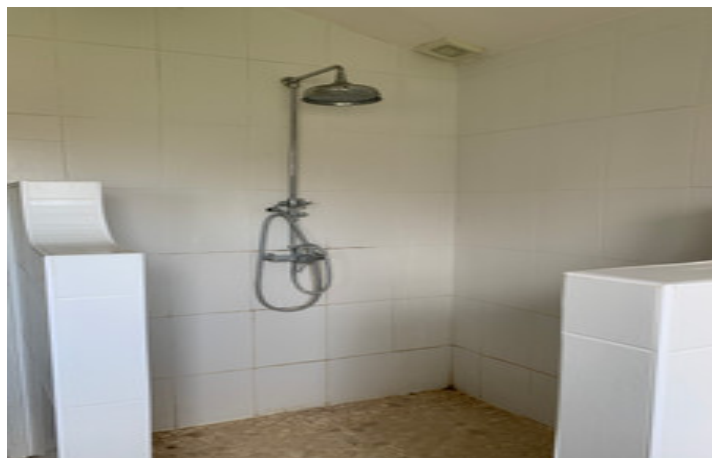


## ENERGY - DPE



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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.



## DESCRIPTION

KITCHEN (17m<sup>2</sup>). Stone chimney, beamed ceiling and fitted storage cupboards.

SHOWER ROOM with W.C. and hand basin.

UTILITY ROOM with plumbing for washing machine and tumble dryer. Hot water tank.

LIVING ROOM (23m<sup>2</sup>). Attractive chimney with wood burning fire. Exposed beams. Staircase (which require some work) to first floor.

BEDROOM 1 (19m<sup>2</sup>). With wooden floor and feature brick wall.

BEDROOM 2 (10m<sup>2</sup>). With Velux style window.

SHOWER ROOM (6m<sup>2</sup>). With walk-in shower, W.C., basin and heated towel rail.

ADJOINING BARN (70m<sup>2</sup> approx.) with a superb roof and natural stone walls. This barn is ideal for storage or to convert into accommodation which overlooks the garden.

## NOTES

The property does require some work. A new septic tank (quote 9-11K).

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