

Detached 2 bedroom bungalow with swimming pool and nearly 5 acres of land



INFORMATION

Town:	Saint-Martin-de-Ribérac
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	19538 m2

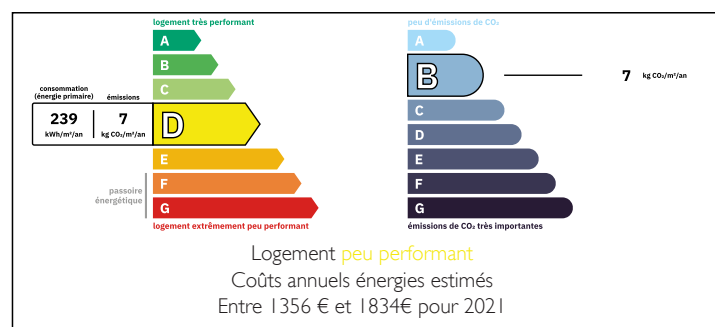


IN BRIEF

This well maintained 2 bedroom bungalow has a lovely in-ground pool and is nestled in its woodland plot which totals nearly 5 acres.

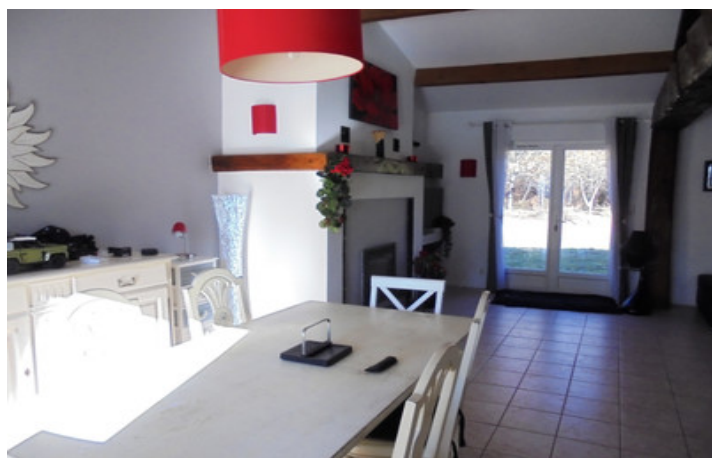
It is situated in a small hamlet just 6kms from the popular town of Ribérac, which has a lively market every Friday morning and all amenities - a large choice of supermarkets, shops, bars and restaurants. Well worth a look!

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

You approach the house via a long driveway and enter into the fully fitted kitchen (8.2m²).

This leads to the open plan living room (22.2m²) dining room (12.3m²), with French doors at both ends.

There is an insert log burning stove in the sitting room and also reversible air conditioning.

A corridor leads to the two double bedrooms (9.8m²) and (9.3m²), utility room (7.5m²), shower room (7.2m²) and separate WC (1.4m²).

At the end of the corridor is the door to the integral garage (30m²), which could be converted to make further accommodation if needed.

The house is surrounded by a lawned garden with an in-ground swimming pool.

Beyond, the land is mostly woodland, giving the property a very secluded feel.

All told, a well maintained house with a country feel but very close to all amenities.

LOCAL TAXES

Taxe foncière: 1175 EUR

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

NOTES