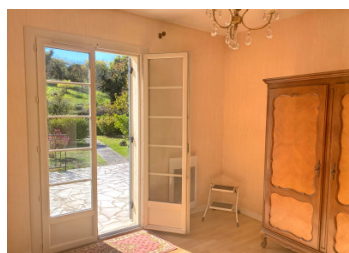


3 bedroomed house with large basement Spacious lounge Well equipped kitchen Bath/shower Seperate toilet



INFORMATION

Town:	Ribérac
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	1008 m2



IN BRIEF

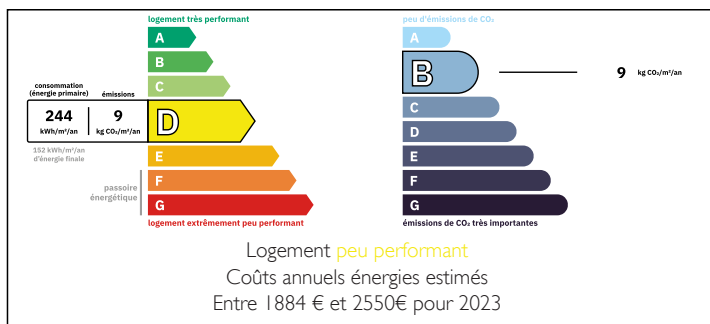
Charming 3-Bedroom Home with potential to create a basement apartment – Walking distance to local commerces.

This well-maintained 3-bedroom house, built in 1983, offers flexibility with potential for a fourth bedroom and a self-contained apartment in the basement.

Ideally located within walking distance of the vibrant market town of Ribérac—home to the largest Friday market in the Dordogne—the property also boasts excellent transport links, including a bus stop just 50 metres away with regular service to Périgueux.

Perfect as a family home, holiday getaway, or rental investment, this property offers a welcoming lifestyle in one of southwest France's most charming communities.

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.



LOCAL TAXES

Taxe foncière: 1779 EUR

NOTES

DESCRIPTION

A bright and welcoming house with generous spaces.

A spacious and bright ENTRANCE HALL/CORRIDOR (22m²) leads you directly to the heart of this warm home.

The fully equipped KITCHEN (12m²) offers a functional space with a double sink, tiled backsplashes, ample storage, and large countertops. It also includes an electric oven, a gas cooktop, and a range hood.

The LIVING ROOM (37m²), bathed in light thanks to its double aspect French doors opening onto the terrace, provides a friendly living area, perfect for enjoying both indoor and outdoor spaces. A wood stove, installed in a decorative fireplace, adds charm and comfort all year round.

The MASTER BEDROOM (12m²) also has direct access to the terrace, ideal for enjoying sunny mornings.

TWO other bright BEDROOMS (11m² each) offer versatile possibilities: children's rooms, office or guest room.

The BATHROOM (7.5m²) is equipped with a bathtub with a mixer tap and a wall-mounted shower.

The TOILET is located in a separate room for added convenience.

Nearby, a LAUNDRY/UTILITY room 7m² intelligently complements the space.

Finally, the full-size BASEMENT occupying the entire footprint of the house, houses a garage, a cellar, and a storage room, offering vast potential for development.

GARDEN with mature landscaping, ample parking, and a small vegetable garden.

A home which blends comfort with practicality.

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