LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A44034AAW24 Price: 220 420 EUR

agency fees included: 7 % TTC to be paid by the buyer (206 000 EUR without fees)

Charming three-bedroom single-storey home with a spacious basement and garage, nestled in a tranquil area







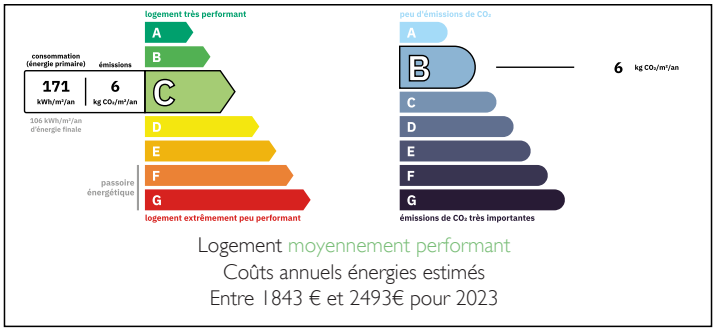








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1843 € et 2493€ pour 2023

INFORMATION

Town:	Ribérac
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	131 m2
Plot Size:	1678 m2

IN BRIEF

This is a beautifully presented three-bedroom bungalow, and early viewing is highly recommended. A modern, well-equipped kitchen, utility room and spacious lounge all open onto a terrace with a charming barbecue area, perfect for outdoor entertaining. The three bedrooms, all overlooking the garden, are bright, airy, and tastefully decorated, while the bathroom features a walk-in shower and double sinks

The property benefits from double glazing throughout, along with a charming stone-effect feature wall in the lounge/diner. Heating is provided by a log burner in the main living space, complemented by wall-mounted electric radiators throughout.

A generous basement, conveniently accessed from the garage, ideal for storing preserves. The wraparound garden, mainly laid to lawn for is bordered by mature trees that enhance the privacy.

A large covered parking area provides ample space,

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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NOTES

DESCRIPTION

Entering the property via a bright and welcoming HALL (5.4 m²). To the right, a spacious and inviting LOUNGE/DINER (37 m²) features a charming chimney with a woodburner insert, wall-mounted electric radiators, and an attractive stone feature wall that enhances the character of the room. Double French doors open onto the front terrace, where steps lead down to the garage/store room (50 m²). The terrace also benefits from a generous barbecue area—perfect for enjoying warm summer evenings.
The property has tiled floors throughout.
To the left of the hall, you'll find a fully equipped, modern KITCHEN/DINER (17.5 m²), offering ample worktop space and cupboards with integral lighting. Double French doors provide access to a covered terrace, ideal for relaxed outdoor dining in complete privacy. The kitchen leads through to a substantial UTILITY ROOM (27 m²), with further French doors opening onto the terrace.

A corridor (4.5 m²) leads to three tastefully decorated bedrooms and a spacious family bathroom:

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Bedroom 1 (13.5 m²): tiled floor and wall-mounted electric radiator
Bedroom 2 (9.7 m²): tiled floor and wall-mounted electric radiator
Bedroom 3 (10.87 m²): tiled floor and wall-mounted electric radiator

The family bathroom (6 m²) offers a walk-in shower and stylish double sinks, adding a touch of luxury, adjacent is a seperate WC (1.31 m²

The garage/storage space (50 m²) which is spacious enough to accommodate two cars, remains naturally cool throughout the year, making it ideal for storing...