

Charming 2 bedroomed house nestled in a quiet hamlet with delightful gardens and off road parking

EXCLUSIVE



INFORMATION

Town:	Villetoureix
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	71 m2
Plot Size:	368 m2

IN BRIEF

Not to be missed, this delightful two-bedroom property is tucked away at the end of a quiet lane in a peaceful and verdant hamlet. Surrounded by beautiful countryside, the property offers direct access to scenic walking routes right from the doorstep.

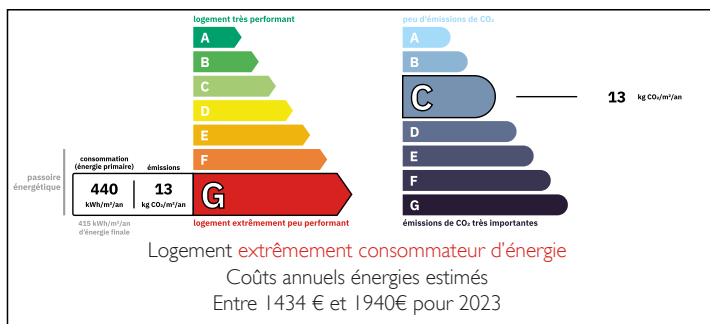
Ideally located, the house combines rural tranquillity with excellent transport links. Bergerac Airport is approximately one hour away, while a TGV station providing high-speed rail connections to Paris (around three hours) can also be reached within an hour.

To the rear of the property, a secluded garden creates the perfect space to relax and unwind while taking in the natural surroundings.

Despite its peaceful location, the property is just a five-minute drive from the vibrant market town of Ribérac, renowned for its bustling weekly market, shops, cafés and restaurants.

Whether as a permanent residence,

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: 282 EUR

NOTES

DESCRIPTION

Entering the property, you are welcomed into a bright and airy LOUNGE (24.5m²), where well-positioned windows with internal wooden shutters allow natural light to flood the space. A cosy log burner provides a warm focal point, perfect for winter evenings.

To the right is a well-presented family BATHROOM (5m²), fitted with a bath and shower attachment, washbasin, and WC.

To the left, a delightful cottage-style KITCHEN (11m²) combines character with practicality, offering ample worktop and storage space, together with a gas oven and hob supplied by an independent gas bottle. A window above the sink frames beautiful, uninterrupted views over the surrounding fields, creating a bright and inviting space.

From the lounge, a feature wooden staircase leads up to the first floor landing. From here, there are two generously sized bedrooms.

BEDROOM 1 (12.6m²), positioned to the front of the property, benefits from integrated wardrobe space, providing practical and convenient storage. BEDROOM 2 (18.6m²) is a spacious and light-filled room, featuring attractive windows with delightful views over the Dordogne countryside, together with Velux windows that maximise natural light.

The outdoor space is equally inviting, featuring a secluded seating area surrounded by vibrant greenery, creating a serene and peaceful atmosphere.

Stone steps lead to a raised seating terrace, where far-reaching views stretch across the valley, providing an ideal setting for outdoor relaxation and entertaining.

The property is offered for sale furnished, with kitchen appliances included in the asking price.