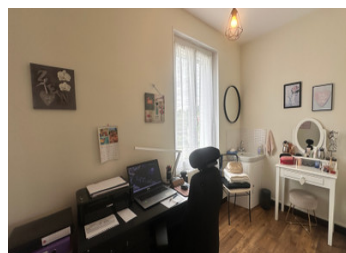
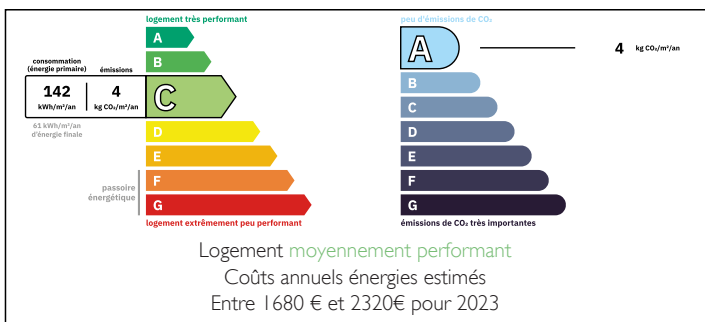


Superb stone property with 4 bedrooms, with a charming garden, swimming pool garage and spacious basement.



ENERGY - DPE



INFORMATION

Town:	Ribérac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	154 m2
Plot Size:	830 m2

IN BRIEF

A must-see property, this beautifully presented four-bedroom semi detached home ideally located within easy reach of the vibrant market town of Ribérac.

The property is fully double glazed and benefits from an excellent DPE Class C energy rating. Heating is provided by an economical heat pump and the system can also be used to heat the swimming pool, extending the swimming season.

Beneath the house lies an extensive basement occupying the full footprint of the property. This practical space incorporates a utility area and provides ample storage for household items.

The property also benefits from a professionally installed security system.

Adjacent to the house is a garage offering convenient off road parking. The property enjoys excellent transport connections, with Bergerac Airport approximately 1 hour away, Bordeaux Airport around 2 hours away, and Angoulême TGV

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

Entering this stunning, light-filled entrance hall, you are immediately struck by the sense of space and elegance that flows throughout the property.

To the left is the modern, fully equipped KITCHEN (11m²), featuring an electric hob, generous worktop space, and ample storage cupboards. The windows are fitted with specially adapted latches, allowing the shutters to be easily closed. A convenient separate WC is also located off the hall. The property further benefits from a professionally installed security system, with the existing contract transferable to the new owners if desired.

The hall leads through to the elegant DINING ROOM (23m²), a bright and welcoming space enhanced by double French doors opening directly onto a sunny terrace, perfect for outdoor dining and entertaining. From here, there is direct access to the swimming pool and garden.

To the right of the hall, the spacious LOUNGE (33m²) is bathed in natural light and offers a warm and inviting atmosphere. An attractive open fire provides a cosy focal point for winter evenings, while double French doors open onto the terrace, seamlessly blending indoor and outdoor living. Cleverly integrated wall cupboards provide discreet storage, and attractive laminate flooring completes the room.

Conveniently accessed via steps from the hall, the generous BASEMENT (80m²) comprises a utility room together with extensive storage areas, providing exceptional versatility and practicality.

An elegant wooden staircase with a feature window leads to the first floor, where a spacious landing gives access to the bedroom accommodation.

BEDROOM 1 (14m²) benefits from a full...

LOCAL TAXES

Taxe foncière: 1895 EUR

NOTES