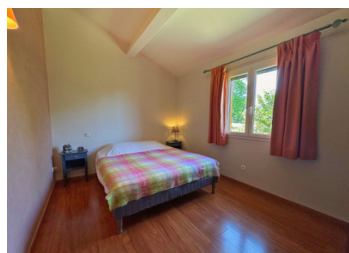


Charming 2-bedroom timber-framed house with lovely garden, on the outskirts of a peaceful village near Ribérac



INFORMATION

Town:	Bourg-du-Bost
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	118 m ²
Plot Size:	1460 m ²



IN BRIEF

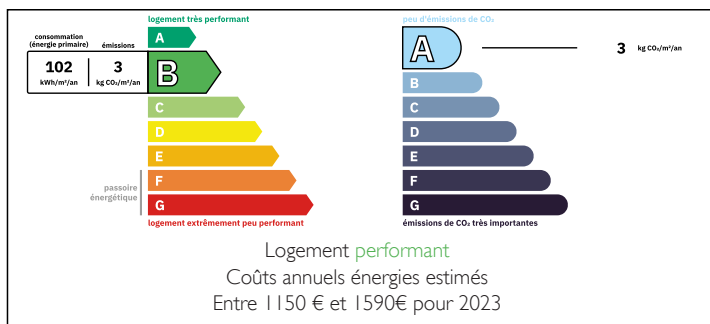
On the edge of a peaceful village in the Périgord Vert, this timber-framed house enjoys a quiet and unspoilt setting, located at the end of a no-through road, offering a pleasant lifestyle surrounded by nature and tranquillity.

In perfect condition, the property offers 118 m² of living space with generous volumes and a practical layout, including a spacious and bright living room, a kitchen, several living areas, a ground-floor bedroom, bathroom and a mezzanine bedroom.

Outside, the house features a carport, a terrace extending along two sides of the property, as well as a chicken coop.

Ideally located, just 10 minutes from Ribérac, with its shops and large weekly market, approximately 45 minutes from Angoulême and Périgueux, and 1 hour 15 minutes from Bordeaux. A perfect place for a main residence or holiday home, set in a sought-after natural environment...

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

The house is composed as follows:

Entrance: 3.03 m²
Living room: 33.88 m²
Dining area: 5.99 m²
Kitchen: 13.61 m²
Corridor: 5.82 m²
Bathroom: 5.16 m²
Bedroom: 11.15 m²
Utility room/Laundry room: 8.30 m²
Mezzanine bedroom: 22.89 m²

EXTERIORS:

Carport
Terrace running along two sides of the house
Chicken coop
Lovely landscaped garden

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

LOCAL TAXES

Taxe foncière: 810 EUR

NOTES