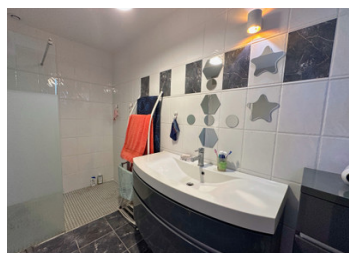


Immaculate, single storey 5-bedroom house with a large basement and garden. Walking distance from the center.



INFORMATION

Town:	Ribérac
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	171 m2
Plot Size:	6472 m2



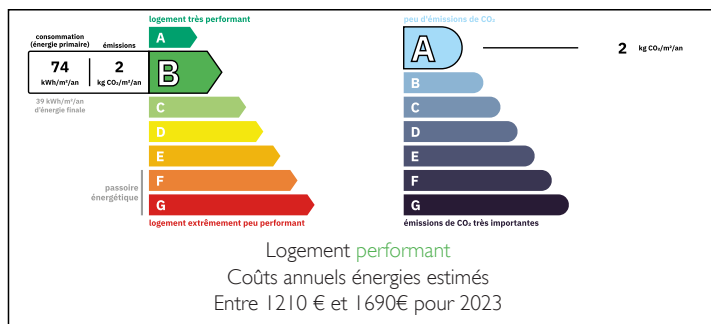
IN BRIEF

Close to the town centre, this contemporary house, built in 2008, underwent a complete refurbishment in 2023. In excellent condition, it offers spacious rooms and high-quality fittings. It is situated in a convenient location, with shops and amenities within walking distance.

Ribérac, in the heart of the Périgord Vert, is a vibrant town offering all the amenities you need: its famous weekly market, shops, supermarkets and everyday services.

40 minutes from Périgueux, 50 minutes from Bergerac and 1 hour 30 minutes from Bordeaux.

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

GROUND FLOOR

Hallway – 9.24 m²

Study – 21.7 m²

Living room with open-plan kitchen – 48.8 m²

Pantry – 5 m²

Bedroom 1 with access to the garden – 16.4 m²

Bedroom 2 – 14.6 m² with en-suite shower room – 5.76 m²

Bedroom 3 – 13.2 m² with en-suite shower room – 2.5 m²

Bedroom 4 – 13.3 m² with en-suite shower room – 2.5 m²

UPSTAIRS

Convertible loft comprising 3 rooms measuring 33.8 m², 31.9 m² and 2.28 m² respectively.

BASEMENT

Boiler room

Laundry room

Cellar

Shower room

Large garage with workshop area

+ Geothermal underfloor heating

+ Septic tank not complying

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

LOCAL TAXES

Taxe foncière: 2237 EUR

NOTES