

Large 3 storey-house with 4 bedrooms in a small, quiet hamlet, only 10 minutes from Ribérac.



INFORMATION

Town:	Bourg-du-Bost
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	184 m2
Plot Size:	3540 m2

IN BRIEF

This detached house, built in 1970, is situated in a very quiet, wooded setting and offers complete tranquility.

It boasts spacious rooms and offers great potential for a main residence or a summer house for a large family. The house is fitted with double glazing and features heating via a wood-burning stove and electric radiators.

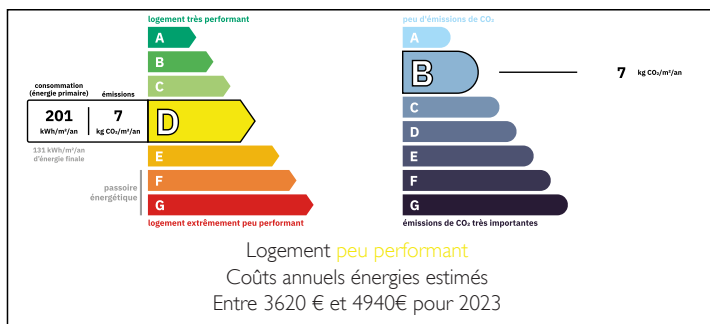
Some repairs and finishing work remain to be carried out.

Ideally situated just 8 minutes from the town centre of Ribérac, a small town in the Périgord Vert known for its large weekly market.

It is located 50 minutes from Périgueux and Angoulême, 1 hour from Bergerac, and 1h30 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.



LOCAL TAXES

Taxe foncière: 1140 EUR

NOTES

DESCRIPTION

The property comprises the following:

BASEMENT

Kitchen – 23.5 m²

Dining room – 32.2 m²

Bedroom with shower and washbasin – 11.2 m²

Laundry room – 4.9 m²

Study – 6 m²

Hallway – 5.8 m²

GROUND FLOOR

Living room – 32.4 m²

Study or bedroom – 13.5 m²

Bedroom 2 – 11.4 m²

Bathroom – 10.2 m²

FIRST FLOOR

Bedroom 3 – 15.4 m²

Bedroom 4 – 10.3 m²

Attic room – 7.7 m²

Attic bedroom – 13.8 m²

SECOND FLOOR

Attic

OUTSIDE

Covered terrace at the front of the house

Terrace with barbecue area at the side of the house

Large plot with parking for 3 cars

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