

Equestrian property with a single-storey farmhouse, a barn/stable, gîte to renovate and 6.2 acres of land.



INFORMATION

Town:	Saint Privat en Périgord
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	93 m2
Plot Size:	25010 m2



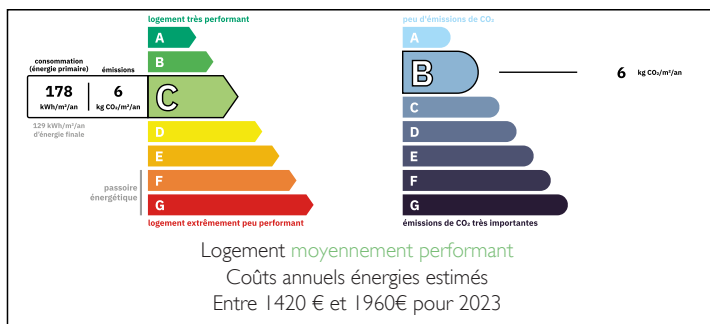
IN BRIEF

Set in peaceful countryside between Ribérac, Saint-Aulaye and Aubeterre-sur-Dronne, this charming farmhouse is surrounded by a courtyard, outbuildings, two wells and 2.5 hectares of land with meadows and a small wood.

The renovation is recent and high quality. The property has double glazing with solar-powered shutters, newly insulated walls and a completely renewed electrical installation. The roofs are in good condition, and 15 photovoltaic panels have been installed for self-consumption and the sale of surplus electricity to the grid.

The house offers a fitted kitchen opening onto a veranda, a living room, two bedrooms and a shower room, all bright and welcoming. The attic above is suitable for conversion, offering further potential living space.

ENERGY - DPE



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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

This property is located just 5 km from a village with a bakery and bar-restaurant, 10 minutes from Ribérac, a town offering all amenities, 40 minutes from Périgueux and approximately 1 hour 15 minutes from Bordeaux.

The property offers excellent potential for a variety of projects, including an equestrian property, permanent residence, family home or holiday rental.

Outside

Courtyard with well and parking area.

Main House

Living Room – 24 m²

Laminate flooring, fireplace with wood-burning stove, entrance door and window.

Fitted Kitchen / Dining Area – 18 m²

Tiled floor, French doors and window, induction hob, extractor hood, electric oven, dishwasher and microwave.

Veranda – 21 m²

Aluminium double glazing, sink and utility/laundry area.

Bedroom – 22 m²

Laminate flooring, window, walk-in shower, washbasin and WC.

Bedroom – 18 m²

Laminate flooring and two windows.

Hallway – 1.30 m²

Tiled floor.

Shower Room – 5.90 m²

Tiled floor, double washbasin, walk-in shower, window, utility/laundry area, electric radiator and ventilation system.

WC – 2.10 m²

LOCAL TAXES

Taxe foncière: 920 EUR

NOTES