LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48180NWO24 Price: 445 200 EUR

agency fees included: 6 % TTC to be paid by the buyer (420 000 EUR without fees)

Superb 6-Bedroom Villa with Pool, large garden and beautiful panoramic views. 5mn only from the town centre.















INFORMATION

Town:	Ribérac
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	278 m2
Plot Size:	8585 m2

IN BRIEF

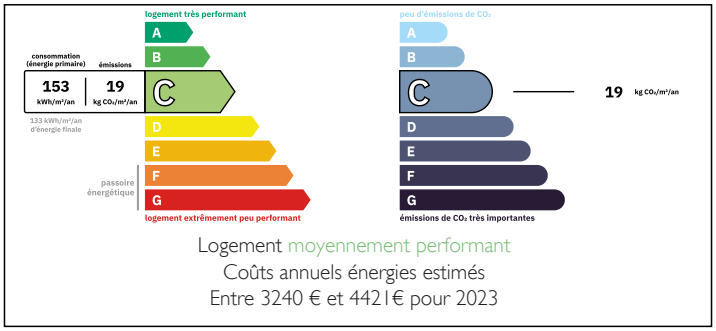
This spacious architect-designed house is situated in a small hamlet on the hills above Ribérac and offers breathtaking views over the rolling countryside, as well as absolute tranquillity.

It is spread over three levels and features generous room sizes and high-quality fittings. It benefits from mains gas central heating, with underfloor heating and radiators, supplemented by a wood-burning stove.

The drainage system complies with current standards, and the roof was refurbished in 2023.

It is ideally situated just 5 minutes from the lively town of Riberac, known for its large weekly market, 50 minutes from Périgueux, Angoulême and Bergerac, and 1 hour 30 minutes from Bordeaux.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 3240 € et 4421€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

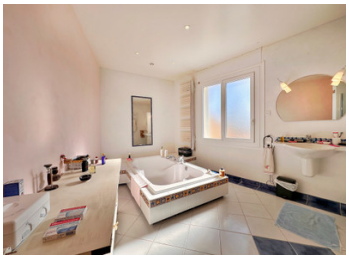
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LOCAL TAXES

Taxe foncière:	**3714 EUR**

NOTES

DESCRIPTION

Property details:

Ground floor:
Hallway – 22.40 m²
Toilet
Study – 17.10 m²
Living room – 41.8 m²
Games room – 26.00 m²
Conservatory – 7 m²
Dining room – 26.20 m²
Bedroom 1 – 13.09 m² with en-suite shower room 6.90 m²
Hallway - 9.11 m²
Kitchen - 38.20 m²
Bedroom 2 - 17.06 m² with en-suite Bathroom - 5.57 m²
Pantry 5.80 m²
Hallway 4.60 m²
Utility room 2.50 m²

FIRST FLOOR:

Bedroom 3 - 27 m² with large terrace and en-suite bathroom 12.00 m²
Toilet
Bedroom 4 - 19.30 m²
Bedroom 5 - 10.60 m²
Bathroom - 4.56 m²

BASEMENT:
Cellar
Boiler room
Garage
Workshop
Carport

OUTDOORS:
10 x 7m Saltwater swimming pool
Terrace with barbecue area
Large landscaped garden and orchard

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