LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48725LAL24 Price: 340 425 EUR

agency fees to be paid by the seller

Elegant five-bedroomed stone house with magnifcient views over the surrounding countryside















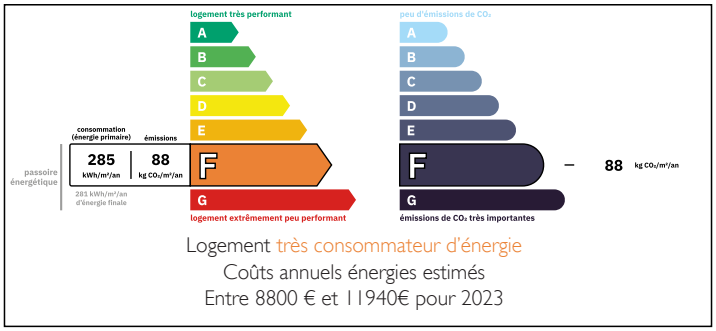
INFORMATION

Town:	Villetoureix
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	165 m2
Plot Size:	3776 m2

IN BRIEF

Elegant house situated on the outskirts of Ribérac, which is a vibrant market town with its popular Friday morning market. Riberac is well-catered for with supermarkets, medical and cultural centres and schoold up to grammar school level. The property is situated in a quiet district with forest nearby.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 8800 € et 11940€ 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.
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LOCAL TAXES

Taxe foncière:	**2000 EUR**

NOTES

DESCRIPTION

On the ground floor: Spacious entrance-hall with marble floors 7m2, lounge and dining room with door leading out to garden and beautiful stone fireplace (43m2), kitchen with door leading outside 19m2; two bedrooms (14.6m2, 12m2); bathroom with wash-hand basin (6.12m2), toilet and shower room (3.2m2), garage houseing fuel tank (15.24m2), boiler room (7.12m2).

Up an exquisite marble stair case to the first floor consisting of a large lounge (20.25m2)/ dining room (22m2) with French windows leading onto a veranda, connecting to a spacious kitchen area with eating area. Three good-sized bedrooms are accessed by a central corridor (18m2, 17m2, 10.5m2) . Each bedroom is embellished with a solid wooden floor making it most attractive. Laundry room. Bathroom with wash-hand basin, bidet and W.C.

Downstairs garage: 22.7m2.

Oil-fired central heating. Roof insulation. Mains drainage. The house is set in 3200m2 of gardens surrounded by hedges and with two entrance gates, one more suitable for cars. Possibility to create a swimming pool if desired.

2 hours by car from Limoges airport. One hour from Bérgérac airport.

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

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