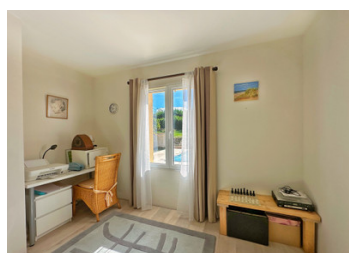


Contemporary house with 4 bedrooms, swimming pool and large garden with panoramic views, near Ribérac.



INFORMATION

Town:	Saint Privat en Périgord
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	27760 m2

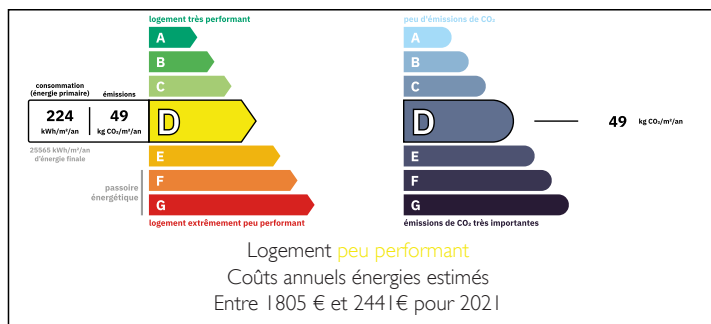


IN BRIEF

This impeccable house is located at the end of a small hamlet, but is not overlooked. It enjoys beautiful panoramic views and a large garden with a lovely terrace on the north side and a large swimming pool on the south side. A beautifully landscaped garden, orchard and large meadow complete the ensemble.

- Only a few kilometres from Ribérac, a busy town renowned for its large weekly market.
- 45 minutes from Périgueux and 50 minutes from Angoulême
- 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.



DESCRIPTION

- + Oil-fired central heating and wood-burning stove
- + Septic tank compliant
- + Double glazing
- + New roof

The property comprises

- Entrance hall
- Lounge / Dining room (43m²) opening onto covered terrace (19m²)
- Open plan fully equipped kitchen (21m²)
- Study (12m²) which could be used as 4th bedroom
- Bedroom 1 (11m²) with built-in wardrobe.
- Bedroom 2 (11m²) with shower room (2,16m²)
- Bedroom 3 (12,2m²)
- Shower room with wc (7,6m²)
- Basement of approximately 100m² with garage for 2 cars, pool room, boiler room, storage space, workshop and storage room.
- 9 x 4,5 m swimming pool
- Large landscaped garden
- Orchard and meadow of approximately 5 acres.

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

LOCAL TAXES

Taxe foncière: 1338 EUR

Taxe habitation: EUR

NOTES