

**UNDER OFFER - Very pretty house with a view, swimming pool 4 bedrooms and a building to develop**



## INFORMATION

|             |                          |
|-------------|--------------------------|
| Town:       | Saint Privat en Périgord |
| Department: | Dordogne                 |
| Bed:        | 4                        |
| Bath:       | 2                        |
| Floor:      | 145 m2                   |
| Plot Size:  | 1780 m2                  |

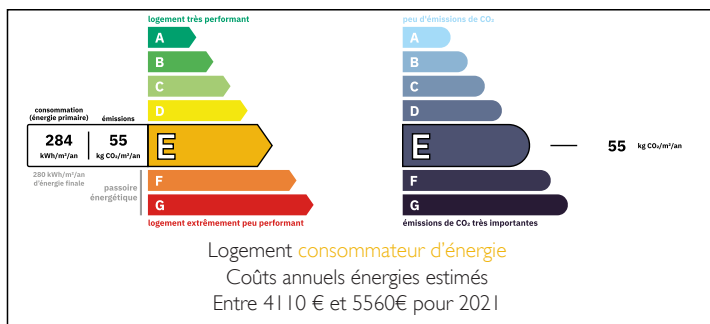


## IN BRIEF

A must see property completely reroofed on the main house and the other buildings 2 years ago. What is there not to love here. You have one or two buildings that could be developed into one or two houses. The important point is the property owns what it touches.

Location perfect for enjoying lifestyle offered by the south Charente and Perigord vert. With Ribérac just down the road for serious shopping, surrounded by great little restaurants and bars, brocantes etc. This has been a property much loved, and I believe very versatile. The pigeonier makes is ideal as an art studio or even a bedroom suite independent with plumbing already in place

## 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

You arrive in a beautifully planted garden, with stunning plants everywhere. Under the auvent you enter the well-designed kitchen 12m<sup>2</sup> including built in cupboards and fridge space, door to shower room and pantry and then on to WC.

Moving through to the sitting room 32,6m<sup>2</sup> (incl stairs to upper floor, with its wood burning stove and direct access to the garden and to a little sitting room/bureau 17,5m<sup>2</sup>incl onto downstairs bedroom 10m<sup>2</sup> - this then has access to a laundry/boiler room 10m<sup>2</sup> which could easily be divided into an ensuite shower room.

Upstairs you have a pretty landing with family bathroom 6m<sup>2</sup> and 3 further bedrooms 16m<sup>2</sup> with balcony over garden, 13m<sup>2</sup> and 8.5m<sup>2</sup>.

Back to the garden and you arrive at the stairs to pigeonier 12,2m<sup>2</sup> with plumbing - back down and there is a wood reserve 9,6m<sup>2</sup> and double garage/work shop 20m<sup>2</sup>. A small gate leads you to another pretty garden and the 2 buildings awaiting your ideas 42m<sup>2</sup> divided on two floors and building 2 divided horizontally 22,5m<sup>2</sup> and 19,5m<sup>2</sup>

## LOCAL TAXES

**Taxe foncière:** 1051 EUR

**Taxe habitation:** EUR

## NOTES

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