

Perigordine style house in a quiet area in the market town of Ribérac.



INFORMATION

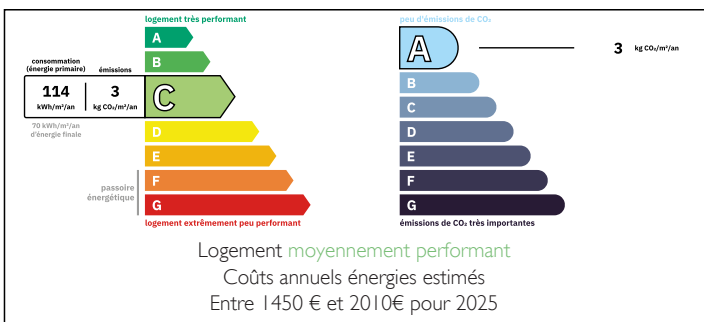
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|-------------|---------------------|
| Town: | Ribérac |
| Department: | Dordogne |
| Bed: | 4 |
| Bath: | 3 |
| Floor: | 230 m ² |
| Plot Size: | 6766 m ² |



IN BRIEF

A very nice large périgordin style property with 2 or 3 downstairs bedrooms, one of which has an en-suite shower room with toilet. Also on the ground floor is the entrance hall, the large living room that leads into the kitchen, a separate dining room, plus a bathroom with a toilet. Upstairs there is a large landing divided into three parts, a sitting area, an office space and one part with an airing cupboard. The master bedroom has its own bathroom with toilet, and a walk in dressing room. The basement is accessible from the entrance hall and has a part that is a laundry area with a sink, there is a part to park 2 cars, plus an area to have a workshop. There is also a small shower room with a toilet. The wrap around garden...

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

The house in greater details :

Downstairs -

Entrance hall - 14.40 m²

Living room - 28.50 m²

Kitchen - 23.54 m²

Dining room - 12.00 m²

Bedroom - 12.00 m²

Bedroom - 11.50 m²

En-suite shower room with wc - 2.80 m²

Bathroom with wc - 4.95 m²

Study or bedroom - 12.80 m².

Upstairs -

Landing (sitting area) - 10 m²

Landing (office area) - 18.80 m²

Landing (with airing cupboard and storage space) - 14.40 m²

Master bedroom - 31.55 m²

En-suite bathroom with wc - 15.25 m²

Walk-in dressing room - 11.80 m²

Basement - 112 m²

Garden - 6766 m²

Taxe foncière - 1646€.

NOTE:

The whole of the interior of the house has been recently re-painted and the upstairs completely re-carpeted with new thick high-quality carpeting. The exterior woodwork (Soffit, shutter's garage door) has also recently been re-painted.

New roof and isolation

New heat pump

Double glazing

Mains drains

Large basement.

LOCAL TAXES

Taxe foncière: **1646 EUR**

Taxe habitation: **EUR**

NOTES