

## 5 Bedroomed Old School house situated in a small hamlet close to Ribérac



## INFORMATION

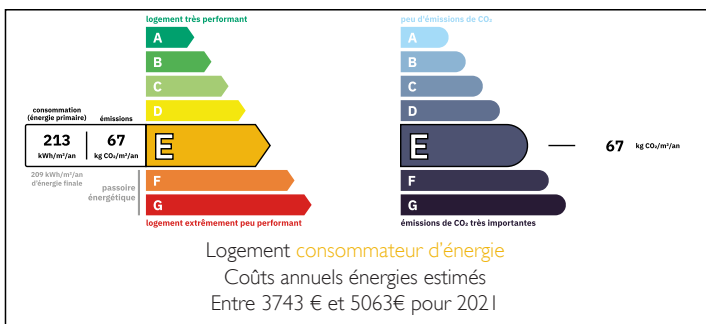
Town:	Ribérac
Department:	Dordogne
Bed:	5
Bath:	1
Floor:	202 m2
Plot Size:	1469 m2

## IN BRIEF

Celles, a charming village in northern Dordogne, France, is a picturesque hamlet surrounded by rolling countryside, woodlands, and meandering rivers. This tranquil settlement embodies the essence of rural France, with its stone houses, traditional farms, and historic architecture. A Romanesque church, often the heart of such villages, stands as a reminder of its deep-rooted past. The area is rich in nature, offering hiking trails, scenic views, and proximity to the Vézère and Dordogne rivers. Nearby, medieval towns, castles, and prehistoric caves add to its cultural allure. Life in Celles is slow-paced, ideal for those seeking peace, authenticity, and a connection to nature. While small, the village fosters a strong sense of community, with occasional markets and local festivals celebrating its heritage. It remains a hidden gem, perfect for visitors exploring the Dordogne's rich history, gastronomy, and stunning landscapes.



## ENERGY - DPE



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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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

**\*\*Charming Countryside Home with Stunning Views\*\***

Perched high in a picturesque hamlet, this beautiful home boasts breathtaking countryside views. From the private parking area, steps lead up to a spacious paved terrace—an ideal spot to relax and take in the surroundings. To the left is a large attached Barn which double ups as a garage.

Step inside to a welcoming entrance hall. To the right, a sitting room features a striking fireplace, elegant wooden paneling, and large windows overlooking the front of the property. To the left, the generously sized kitchen and dining room also showcases a feature fireplace and a fully fitted kitchen. While both fireplaces add character, the home is efficiently heated by an oil-fueled central heating system. A convenient downstairs WC and a summer kitchen/utility room complete this level.

The property benefits from two staircases, adding to its unique charm. The first staircase leads to a distinctive curved family bathroom, complete with a sink, bidet, shower, bath, and a separate WC. Adjacent to this is a spacious bedroom with patio doors opening onto the rear garden. The second staircase ascends to a bright and airy bedroom, currently used as a hobby room, bathed in natural light from its Velux windows—perfect for artists or creatives.

Back on the lower level, you'll find three additional well-proportioned bedrooms and a dressing room, offering plenty of space for family and guests.

This character-filled home combines traditional charm with modern comforts, making...