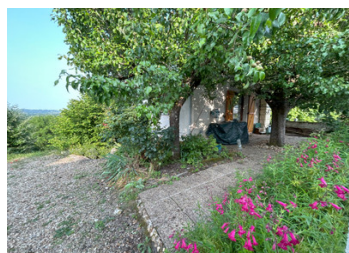


Lovely property of cottage, integrated barn conversion, swimming pool and garden, studio and panoramic views.



INFORMATION

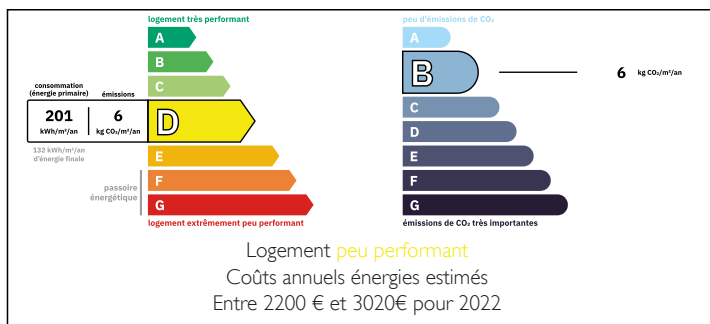
Town:	Ribérac
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	180 m2
Plot Size:	1621 m2



IN BRIEF

This property is situated on a very quiet country lane giving panoramic views over the Dronne Valley. All modern conveniences with newly completed barn conversion integrated with the original cottage. With large fully equipped kitchen, 3 bedrooms, 3 bathrooms, lovely salon with log burning fire, and additional 20m2 entertaining area on the mezzanine level, this property lends itself to family life and entertainment. A door leads from the lounge to a covered terraced area and access to the pool. A separate studio across the lane gives the opportunity for creativity or just open the window and take in the superb views on offer. Newly installed inground pool and very well stocked gardens.

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 property has two off road parking areas, one next to the house and another next to the studio on the other side of the lane. Entrance into the fully equipped kitchen with built in units and appliances, fridge/freezer and central isle. Two steps lead to the lovely lounge/dining room area with fireplace and log burning stove. There is a ground floor bathroom and double bedroom. A beautiful staircase leads to the 20m2 mezzanine level for extra living space or for a multitude of uses. There are 2 further double bedrooms on this level, one ensuite and a further family bathroom.

From the mezzanine there is a door to the balcony overlooking the pool. The sunsets are beautiful from here. The gardens are really well stocked. A much loved property and well worth a viewing.

LOCAL TAXES

Taxe habitation: EUR

Easy access to Ribérac and its market. Easy access to Périgueux, this property has the calm you desire, with the access for everyday living you also would wish for.. VIEWING RECOMMENDED

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

NOTES