

Four-bedroomed house in popular Dordogne market town

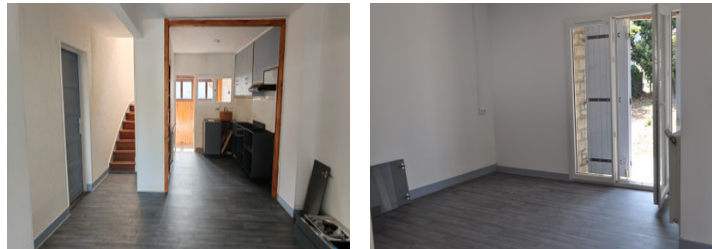


INFORMATION

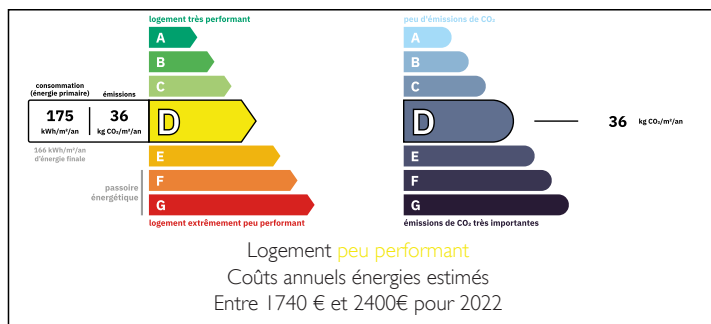
Town:	Ribérac
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	107 m2
Plot Size:	656 m2

IN BRIEF

This delightful 4-bedroomed house is to be found in a popular Dordogne market town. Within walking distance to shops and all amenities. The house is very light.

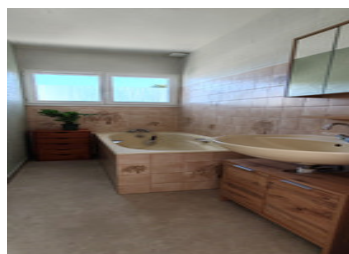


ENERGY - DPE



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

On the ground floor: Spacious living space 21.13m²; living room 12m² with corner kitchen 9m²; summer kitchen 31.53m²; storeroom 6.43m². On the first floor: Main bedroom: 12m²; with walk-in wardrobe and wooden floor; bedroom 2: 11.08m²; bedroom 3: 9m²; office: 8.03m², palier: 4.28m²; salle de bain: 3.7m²; W.C. Outbuildings : Garage: 24.33m². Two workshops: 12.16m²; 10.84m² The house benefits from double glazing and gas central heating. There is a fireplace in the summer kitchen. There are various outhouses for storage: 20.55m² Enclosed garden.

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

LOCAL TAXES

Taxe foncière: 1000 EUR

Taxe habitation: EUR

NOTES