

Bright & Spacious 4-Bed House with Conservatory, Pool, Garden & Large Basement – Quiet Setting in Ribérac



INFORMATION

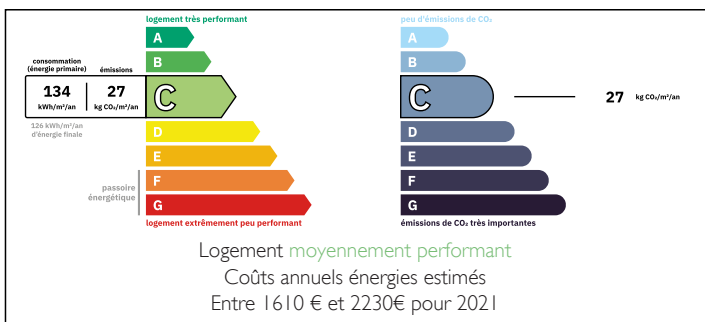
Town:	Ribérac
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	128.42 m2
Plot Size:	3295 m2



IN BRIEF

Set in a quiet residential area of Ribérac, this well-insulated 4-bedroom house (C rating on the DPE) offers light-filled interiors, a fully enclosed garden with fruit trees, a chlorine pool with a recently replaced retractable cover, and a spacious 130m² basement with garage, workshop and shower room. Ideally located within walking distance of shops and Ribérac's lively weekly market (Fridays), the property is just 35 minutes from the historic city of Périgueux, 1 hour from Bergerac airport, and 30 minutes from Montmoreau railway station (TER services to Bordeaux and Angoulême). A bright, practical home with space, comfort and potential.

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

****Additional photos available upon request****

Accessed via an electric sliding gate, the tarmac driveway wraps around the house, offering secure off-road parking and access to the integral garage. The fully enclosed garden includes fruit trees, a water butt, a handy wooden shed for pool equipment, and a useful open hanger for garden tools and furniture. The 11.5m x 4.1m chlorine pool sits in a peaceful corner of the garden and features a retractable, sliding pool cover – recently replaced. A sunny, south-east facing terrace of approx. 30m² runs alongside the conservatory (veranda), creating the perfect spot for outdoor dining.

The house is fully double-glazed and well insulated, achieving a C rating on the DPE. Gas central heating (mains supply) provides consistent warmth via radiators throughout the home.

Interior layout

Conservatory (veranda) – 25m²

A relaxing, light-filled room with direct access to the terrace and garden.

Kitchen – 17.76m²

Spacious and fully-fitted with wall and base units, an oven, mains gas hob, extractor fan, and direct access to the conservatory. A second door leads down to the basement.

Living Room – 33.13m²

A large, dual-aspect room with two sets of French doors opening to the front garden, and two radiators providing warmth in winter.

Entrance Hall – 15.73m²

Spacious and welcoming, with direct access to all main living areas.

Shower Room – 5.23m²

Previously a full bathroom (could be reinstated).

LOCAL TAXES

Taxe habitation: EUR

NOTES