



Ref: A40671AAW24 Price: 194 400 EUR

agency fees included: 8 % TTC to be paid by the buyer (180 000 EUR without fees)

3 bedroomed house with large basement Spacious lounge Well equipped kitchen Bath/shower Seperate toilet



INFORMATION

Town: Ribérac

Department: Dordogne

Bed: 3

Bath:

Floor: 120 m2 Plot Size: 1008 m²









Charming 3-Bedroom Home with potential to create a basement appartment - Walking distance to local commerces.

This well-maintained 3-bedroom house, built in 1983, offers flexibility with potential for a fourth bedroom and a self-contained apartment in the basement.

Ideally located within walking distance of the vibrant market town of Ribérac—home to the largest Friday market in the Dordogne—the property also boasts excellent transport links, including a bus stop just 50 metres away with regular service to Périgueux.

Perfect as a family home, holiday getaway, or rental investment, this property offers a welcoming lifestyle in one of southwest France's most charming communities.

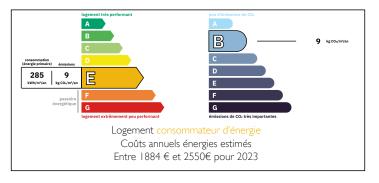








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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.





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LOCAL TAXES

Taxe foncière: 1779 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

A bright and welcoming house with generous spaces.

A spacious and bright ENTRANCE HALL/CORRIDOR (22m²) leads you directly to the heart of this warm home.

The fully equipped KITCHEN (12m²)offers a functional space with a double sink, tiled backsplashes, ample storage, and large countertops. It also includes an electric oven, a gas cooktop, and a range hood.

The LIVING ROOM (37m²), bathed in light thanks to its double aspect French doors opening onto the terrace, provides a friendly living area, perfect for enjoying both indoor and outdoor spaces. A wood stove, installed in a decorative fireplace, adds charm and comfort all year round.

The MASTER BEDROOM (12m²) also has direct access to the terrace, ideal for enjoying sunny mornings.

TWO other bright BEDROOMS (I Im² each) offer versatile possibilities: children's rooms, office or guest room.

The BATHROOM (7.5m²) is equipped with a bathtub with a mixer tap and a wall-mounted shower.

The TOILET is located in a separate room for added convenience.

Nearby, a LAUNDRY/UTILITY room 7m² intelligently complements the space.

Finally, the full-size BASEMENT occupying the entire footprint of the house, houses a garage, a cellar, and a storage room, offering vast potential for development.

GARDEN with mature landscaping, ample parking, and a small vegetable garden.

A home which blends comfort with practicality.

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