

Delightful country cottage, situated in a very quiet hamlet. Ideal lock up and leave. Close to Ribérac.

EXCLUSIVE



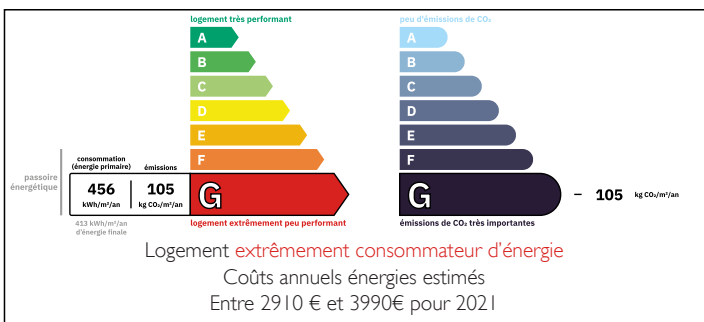
## INFORMATION

Town:	Saint-Sulpice-de-Roumagnac
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	65 m2
Plot Size:	1969 m2

## IN BRIEF

This 2 bedroomed property is tucked away in a small hamlet for complete privacy and quietude. Fitted kitchen, and lounge/dining room with open fire. It has a garage come barn and private parking. Good sized attached garden. Ideal for your holiday retreat and perfect lock up and leave.

## 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 is tucked away and can't be seen from the lane. Private parking and good sized garden. Entry is into the kitchen which is fitted to a good standard, with direct access to the very cosy lounge with open fire. Stairs lead to two bedrooms and a bathroom. The property is centrally heated, so off season stays are a pleasure. Christmas in the Dordogne is lovely if you have cosy accommodation! Close to the market town of Ribérac, and easy access to St Astier which is another lovely market town, plus many beautiful villages and exceptional places of interest.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES