

Spacious 6-bedroom house with large garden, orchard and meadow, in a small hamlet close to Aubeterre.



INFORMATION

Town:	Saint Privat en Périgord
Department:	Dordogne
Bed:	6
Bath:	2
Floor:	224 m ²
Plot Size:	19882 m ²



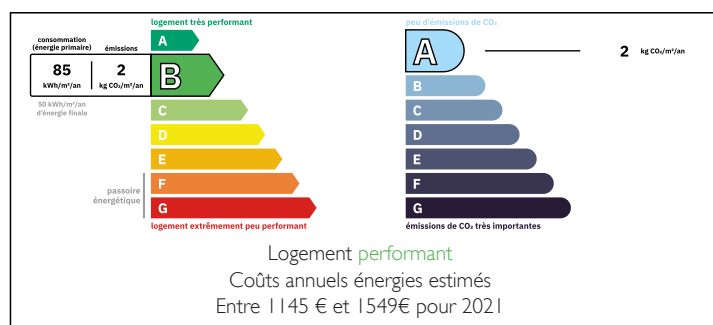
IN BRIEF

This large house is located in a small, very quiet hamlet, just 1 km from a small village with a bakery and restaurant.

With 6 bedrooms, it could be converted into a bed and breakfast or accommodate a large family. Its large garden is suitable for a swimming pool and has many fruit trees. Finally, a meadow below of approximately 1.5 hectares could be suitable for horses and offers beautiful views of the rolling countryside.

Possibility to acquire an additional 1 hectare of land. Located 5 km from Aubeterre sur Dronne, one of the most beautiful villages in France, with its beautiful riverside beach, and 15 minutes from Ribérac, a small town renowned for its large weekly market. It is also 1 hour from Angoulême and Périgueux, and 1 hour 15 minutes from Bordeaux.

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.



LOCAL TAXES

Taxe foncière: 1339 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The property is composed as follows:

Ground floor:

- Entrance hall (9.46 m²)
- Kitchen (23 m²) with pellet stove
- Living/dining room (50 m²) with fireplace and insert.
- Shower room (6.5 m²)
- Toilet
- Garage (42.8 m²) with boiler/laundry area

UPSTAIRS:

- Landing (7.28 m²)
- Bedroom 1 (14.3 m²)
- Bedroom 2 (18 m²)
- Dressing room (2.4 m²)

A door separates the following rooms.

- Landing
- Study (12.3 m²)
- Bedroom 3 (12 m²)
- Toilet
- Shower room (2.1 m²)

A door separates the following rooms.

- Landing
- Bedroom 4 (11.9 m²)
- Bedroom 5 (11.9 m²)
- Storage room (11.9 m²) with the possibility of installing an additional bathroom.

OUTSIDE

- South-facing terrace
- Small shed
- Garden with mature trees and orchard
- Meadow of approximately 1.5 hectares

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