

Beautiful 6 bedroom house, 1 cottage, 2 independent gites, function room, swimming pool, terrain and parking

EXCLUSIVE



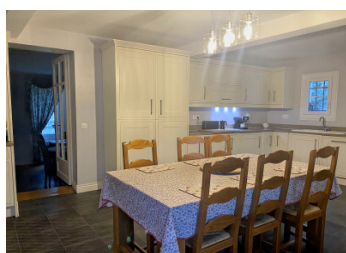
INFORMATION

Town:	Ribérac
Department:	Dordogne
Bed:	14
Bath:	7
Floor:	300 m2
Plot Size:	14206 m2

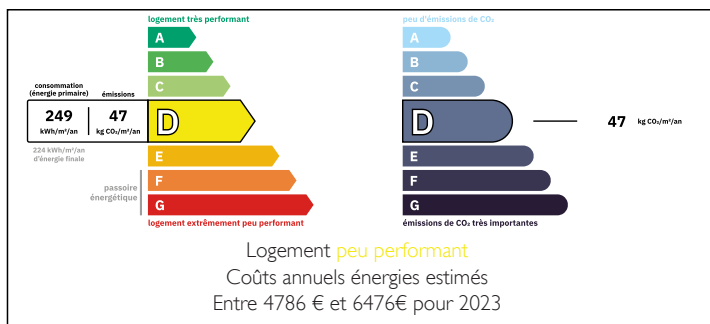
IN BRIEF

An elegant main residence and a well-established gîte complex, ready to operate immediately.

The main house features 6 beautifully appointed bedrooms 5 ensuite, offering excellent potential for a high-quality bed and breakfast business. On the ground floor a bureau/bedroom, with separate toilet and shower room, offers flexible accommodation. An elegant lounge which leads into a spacious dining room capable of comfortably hosting guests staying in the main house. The large, well-equipped kitchen opens directly onto a covered terrace, ideal for al fresco dining. There are several independent guest accommodations. A charming cottage offers two en-suite bedrooms and its own private terrace. A second 3 bedrooomed gîte, each with en-suite facilities and access to its own private hot tub. A third, unfinished gîte, with 3 en-suite bedrooms, is attached to a very large soundproofed function...

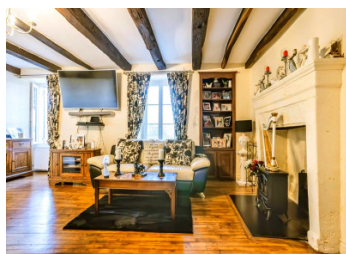


ENERGY - DPE



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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.



DESCRIPTION

Upon entering this must see property, you are welcomed into a bright and spacious entrance HALL (10 m²). To one side is a versatile OFFICE/GROUND FLOOR BEDROOM complete with a SHOWER ROOM (3 m²) and a SEPERATE WC, ideal for guests or single-level living.

Also on this level is a double-aspect LOUNGE (29 m²), filled with natural light, which flows effortlessly into a warm and inviting DINING ROOM (29 m²)—perfect for entertaining. The large, fully equipped KITCHEN (33.6 m²) offers both functionality and style and provides direct access to the outdoor entertaining areas.

All rooms throughout the house benefit from double glazing and Wi-Fi connectivity, ensuring comfort and convenience. New roofs were installed across all properties in 2024.

LOCAL TAXES

Taxe habitation: EUR

NOTES

The first floor offers an impressive selection of bedroom suites. A generous PRINCIPAL BEDROOM (20 m²) features an en-suite shower room with WC (5 m²) and a separate dressing room (6.7 m²).

BEDROOM 2 (12 m²) also enjoys its own private shower room (3.8 m²).

BEDROOMS 3 and 4 form a well-designed family suite, comprising two bedrooms of (11 m²) and (16 m²), sharing a spacious shower room with WC (8 m²).

BEDROOM 5 (11 m²) opens onto a beautiful stone balcony (10 m²) and has access to a separate bathroom (4 m²), featuring a charming roll-top bath. BEDROOM 6 is a private suite accessed via a comfortable seating area (6 m²). The bedroom itself measures an impressive (21 m²) and benefits from its own en-suite shower room and WC (6m²) creating...