

Well-presented two-bedroom bungalow with development potential, and scope to extend into the garage.



## INFORMATION

Town:	Ribérac
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	75 m2
Plot Size:	3892 m2



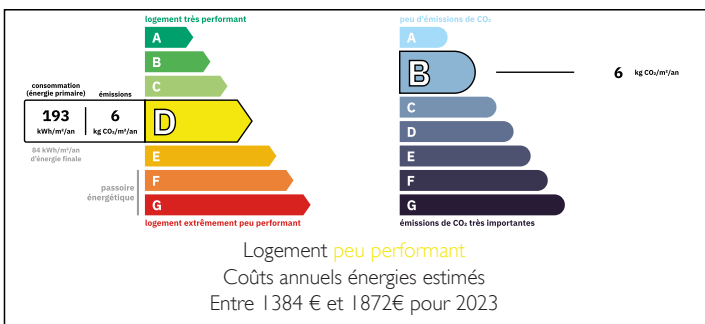
## IN BRIEF

This very well-presented 2 bedroom bungalow offers the ease and comfort of single-level living. Set within approximately 3,800 m<sup>2</sup> of land, the property provides excellent development potential, including the possibility of converting the garage into a studio apartment—ideal for rental income, or visiting family (subject to the necessary permissions).

There is also scope to construct a carport adjacent to the property. The garden is fully gated, with electricity already in place, allowing for the installation of an electric gate if desired.

Ideally located close to the vibrant market town of Ribérac, the property benefits from easy access to a full range of amenities, including a medical centre, MRI scanner, and a variety of shops and services. A range of schools catering to ages 3–18 are all within a five-minute drive of the property.

## 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 entered via a bright and airy entrance HALL. To the left is a well-equipped KITCHEN/DINER (9 m<sup>2</sup>) overlooking the front of the house, fitted with an electric oven and hob, an integrated microwave, ample work surfaces, and a range of wall and base units. There is sufficient space for a dining table, making it ideal for relaxed breakfasts or morning coffee.

Opposite the kitchen is the spacious and light-filled LOUNGE/DINER (30 m<sup>2</sup>), which benefits from direct access to the front terrace. The room features inset ceiling lighting complemented by wall lights, creating a warm and inviting atmosphere.

From the lounge, a long and well-lit CORRIDOR (10.5 m<sup>2</sup>) leads to a side door providing access to the garden.

Off the corridor are two comfortable BEDROOMS (10 m<sup>2</sup> each), both fitted with built-in wardrobes.

Also accessed from the corridor is the well-appointed SHOWER ROOM (5 m<sup>2</sup>), with a separate WC (2 m<sup>2</sup>) located adjacent.

At the far end of the corridor is the UTILITY ROOM/HOME OFFICE (6 m<sup>2</sup>), which provides direct access to the spacious GARAGE (25 m<sup>2</sup>).

To the front of the house is a covered TERRACE perfectly suited for al fresco dining.

Outside, the land to the side of the property includes a vegetable garden and a small garden shed, adding to the home's outdoor appeal.

### ROOM SIZES

Kitchen/Diner.....	9m <sup>2</sup>
Lounge/Diner.....	30m <sup>2</sup>
Corridor.....	10.5
Bedroom 1.....	10m <sup>2</sup>
Bedroom 2.....	10m <sup>2</sup>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES