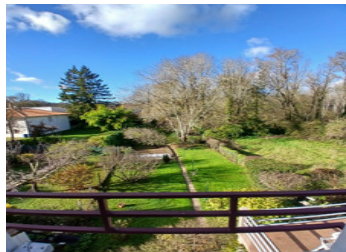


Gracious Belle Epoque town house with a large garden and parking.



## INFORMATION

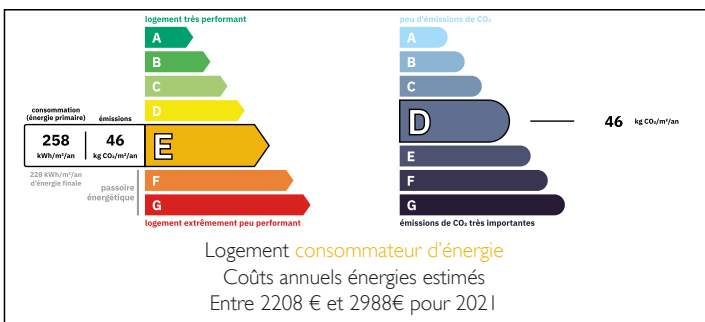
Town:	Ribérac
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	110 m2
Plot Size:	1161 m2



## IN BRIEF

Original Belle Epoque house built in 1930. Elegant property situated within close proximity to the centre of Ribérac. The house has been carefully restored to a high standard keeping all its original features. Off road parking and garage, large garden with terracing access to river sports and shops. Compact easy to maintain 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

Elevated entrance hall with WC /cloakroom/laundry.

Living room 16.29 m2

Dining room 16.81

Kitchen 8.43 m2 with access onto a large elevated terrace ideal for summer dining and could potentially be extended into a conservatory.

All rooms bright with clean cut lines . Double glazing throughout.

Original stair case leading up to 2 big bedrooms and a shower room/wc.

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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 foncière: 1045 EUR

Taxe habitation: EUR

## NOTES