

Charming 3-bedrooms house with convertible outbuilding and barn, in a beautiful setting, on the river banks.



## INFORMATION

Town:	Saint Privat en Périgord
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	95 m <sup>2</sup>
Plot Size:	20950 m <sup>2</sup>

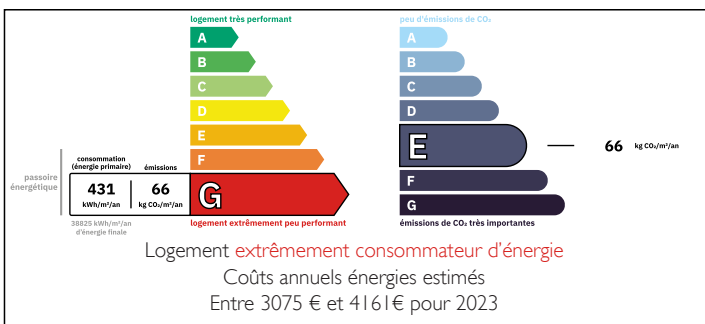
## IN BRIEF

Located at the end of a quiet cul-de-sac, by the river, this property combines charm and potential. It consists of a residential house of approximately 95 m<sup>2</sup>, as well as a former garage of 60 m<sup>2</sup>, converted into a kitchen and summer lounge. A 126 m<sup>2</sup> barn, including stables and a lean-to, as well as a poplar grove of approximately 1.5 hectares, completes this property.

- Located 10 minutes from Aubeterre sur Dronne, one of the most beautiful villages in France, and the small village of Saint-Aulaye, offering all amenities and a beautiful riverside beach.
- 15 minutes from Ribérac, a small town with all amenities, known for its large weekly market.
- One hour from Angoulême and Périgueux, and one and a half hours 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.



## DESCRIPTION

The property comprises:

- Living room with open-plan kitchen and fireplace (37.5 m<sup>2</sup>)
- Study or bedroom (9.4 m<sup>2</sup>)
- Bedroom (9.46 m<sup>2</sup>)
- Shower room with WC (4.3 m<sup>2</sup>)
- Small lounge (17.5 m<sup>2</sup>)

Upstairs, a large bedroom of 17.5 m<sup>2</sup>, with washbasin

## OUTSIDE

- 60 m<sup>2</sup> outbuilding with summer kitchen
- Barn (126 m<sup>2</sup>)
- Stable (45 m<sup>2</sup>) and lean-to at the rear
- 1.6 ha of mature poplar trees
- 300 m of riverside with a small private island

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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: 1581 EUR**

**Taxe habitation: EUR**

## NOTES