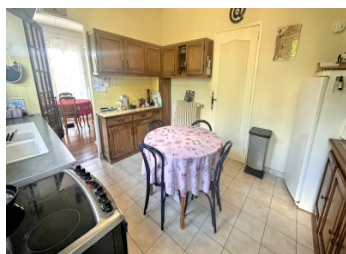


Charming 3-bedroom home in the dynamic market town of Ribérac — attractively priced



INFORMATION

Town:	Ribérac
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	89 m ²
Plot Size:	643 m ²



IN BRIEF

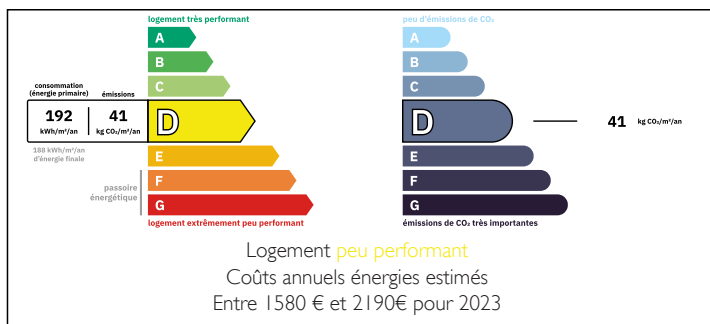
A must-see property, ideally suited as a family home, lock-up-and-leave retreat, or Airbnb investment, enjoying a highly convenient location within easy walking distance of the vibrant market town of Ribérac. Renowned for its bustling weekly market, cafés, bars, and excellent local amenities, the town also offers nearby medical facilities, including a CT/MRI scanner unit.

The property benefits from double glazing throughout, and a useful laundry room to the rear provides additional storage and practical space for everyday household needs.

Connected to mains drainage, the property is competitively priced to reflect the requirement for roof replacement, presenting an excellent opportunity for renovation and future value enhancement.

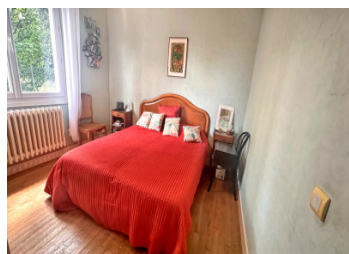
Ribérac is superbly positioned for travel connections, approximately 1 hour from Bergerac Airport, 2 hours from both Bordeaux and Limoges airports,

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: 1160 EUR

NOTES

DESCRIPTION

Full of character and potential, this delightful home enjoys a convenient location close to the popular market town of Ribérac.

Accessed via three steps with a handrail, the property opens into a bright and welcoming ENTRANCE HALL. To the right, an airy open-plan LOUNGE/DINER (24m²) enjoys plenty of natural light, with French doors opening onto the raised terrace, ideal for outdoor dining and entertaining. The salon area features a chimney which could be reinstated for use, offering the opportunity to create a charming focal point when the roof is replaced.

The lounge flows seamlessly into a delightful cottage-style KITCHEN (14.5m²), fitted with ample worktop and cupboard space, and providing direct access to the garden and a secluded terrace area perfect for enjoying a morning coffee.

Adjacent to the kitchen is Bedroom 1 (12.6m²), featuring French doors leading to the side of the house. Bedroom 2 (11.6m²) overlooks the swimming pool, while a conveniently located separate WC (2.2m²) sits between the two bedrooms. Next to Bedroom 2 is the FAMILY BATHROOM (5m²), complete with a bath and shower attachment.

BEDROOM 3 (10m²) is positioned at the front of the property and enjoys pleasant views over the garden with its mature shrubs and planting.

Outside, the impressive heated SWIMMING POOL (15m x 9m) is securely enclosed and accessed via a gated entrance, making it ideal for families. The accompanying pool house is well equipped, with easy access to the filtration system and sufficient space for private changing facilities.

To the rear of the...