

Beautiful three-bedroom stone house nestled down a peaceful lane, close to the Double Forest.



INFORMATION

Town:	Siorac-de-Ribérac
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	30233 m2



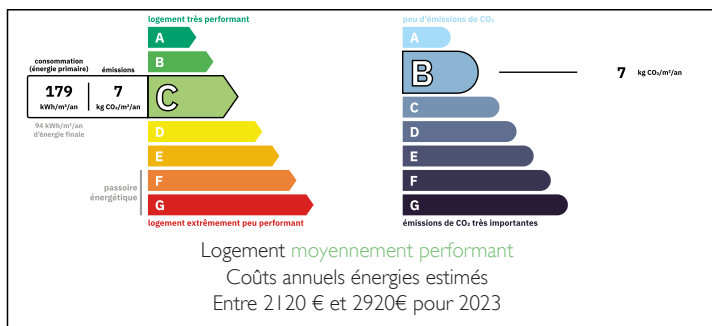
IN BRIEF

DEFINITELY NOT TO BE MISSED! This charming three-bedroom stone house is set with-in an enclosed garden, which opens to the PRAIRIE. Nearby is the Double Forest, often referred to as the "lungs of France" thanks to its exceptionally pure air. Beautifully presented throughout, the property would make an ideal family home or an easy lock-up-and-leave holiday retreat.

Beyond ornate iron gates, a spacious courtyard at the front of the property provides secure parking for several vehicles. A covered terrace offer uninterrupted views across the surrounding woodland and towards a picturesque lake (not included in the sale). The property also benefits from a large garage and an outbuilding already fitted with a summer kitchen, complete with water and electricity.

In 2025, the house was fitted with a brand-new roof incorporating a thermal-resistant membrane, helping to keep the property wonderfully cool...

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: 817 EUR

NOTES

DESCRIPTION

Step into this charming property through a light-filled and airy entrance HALL (11.3m²), beautifully enhanced by a graceful curved staircase. Beneath the stairs is a separate WC, while a striking stone sink positioned beneath a feature window adds character and authenticity to the space.

To the right, the stylish KITCHEN/DINER (17m²) offers generous worktop and cupboard space, complemented by an attractive breakfast bar and a delightful alcove feature. From here, doors open onto a covered terrace overlooking a peaceful lake (not included in the sale), creating the perfect setting for outdoor dining and relaxation.

To the left of the entrance hall is the spacious LOUNGE (31.28m²), full of charm with its exposed beams and beautiful stone fireplace. Elegant curved French doors lead directly to the rear garden and a lovely barbecue area, ideal for entertaining.

The first floor opens onto an impressive LANDING (23m²) featuring exposed beams and wooden flooring. The family BATHROOM (10m²) includes a shower and bidet, with a separate WC nearby. Three charming BEDROOMS (15.3m², 12.2m² and 11.4m²) complete this floor, each enhanced by characterful beams and decorative wrought-iron window details in bedrooms 2 and 3.

To the front of the house is a beautiful courtyard with a GARAGE and a small covered terrace to the side. An outbuilding, already fitted with a summer kitchen and an workshop.

Located near to the lively village of Siorac-de-Ribérac, the property enjoys a warm and welcoming atmosphere, with a popular local restaurant and the village's famous fireworks display...