

Detached 2 bedroom bungalow with swimming pool and nearly 5 acres of land



INFORMATION

Town:	Saint-Martin-de-Ribérac
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	19538 m2

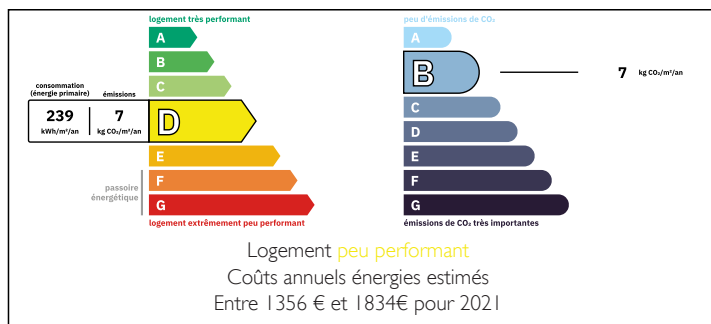
IN BRIEF

This well maintained 2 bedroom bungalow has a lovely in-ground pool and is nestled in its woodland plot which totals nearly 5 acres.

It is situated in a small hamlet just 6kms from the popular town of Ribérac, which has a lively market every Friday morning and all amenities - a large choice of supermarkets, shops, bars and restaurants. Well worth a look!



ENERGY - DPE



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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

You approach the house via a long driveway and enter into the fully fitted kitchen (8.2m²).

This leads to the open plan living room (22.2m²) dining room (12.3m²), with French doors at both ends.

There is an insert log burning stove in the sitting room and also reversible air conditioning.

A corridor leads to the two double bedrooms (9.8m²) and (9.3m²), utility room (7.5m²), shower room (7.2m²) and separate WC (1.4m²).

At the end of the corridor is the door to the integral garage (30m²), which could be converted to make further accommodation if needed.

The house is surrounded by a lawned garden with an in-ground swimming pool.

Beyond, the land is mostly woodland, giving the property a very secluded feel.

All told, a well maintained house with a country feel but very close to all amenities.

LOCAL TAXES

Taxe foncière: 1175 EUR

Taxe habitation: EUR

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES