

Spacious 3-bedroom stone village house with garage, pretty, lush garden and lovely views.



## INFORMATION

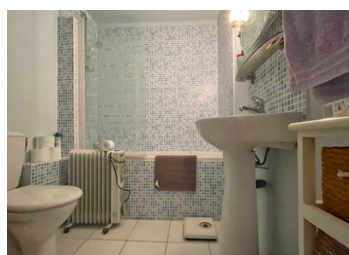
Town:	Bourg-du-Bost
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	123 m2
Plot Size:	496 m2

## IN BRIEF

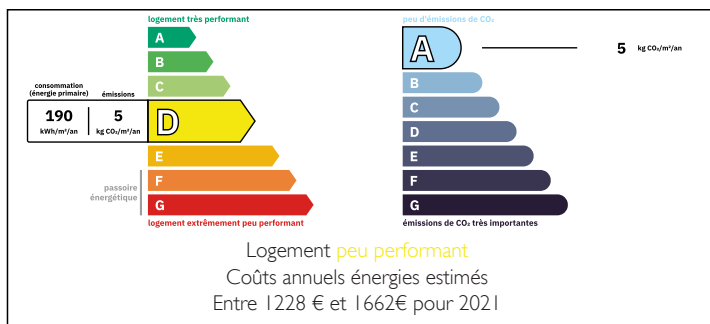
This very pretty house lies in a small village, between the small town of Ribérac, famous for its big weekly market and Aubeterre -sur-Dronne, listed as one of the prettiest villages in France.

It is currently inhabited all year round, but is just as suitable as a holiday home.

\* 50 min from Périgueux and Angoulême, 1h from Bergerac and 1.30h from Bordeaux.

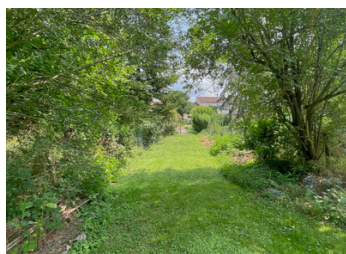


## ENERGY - DPE



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 house comprises:

- 35 m<sup>2</sup> living/dining room with wood burner
- 18.25 m<sup>2</sup> fitted kitchen
- 5.85 m<sup>2</sup> Pantry
- 4.8 m<sup>2</sup> shower room with toilet
- 7.9 m<sup>2</sup> Boiler room
- 20 m<sup>2</sup> Garage

First floor:

- Large 10 m<sup>2</sup> landing
- 3 bedrooms of 14 m<sup>2</sup>, 14.5 m<sup>2</sup> and 15.8 m<sup>2</sup>
- 4.35 m<sup>2</sup> bathroom with toilet
- Dressing 1.75 m<sup>2</sup>

Outside:

- Terrace with barbecue
- 2 other terraces below
- Pretty mature garden of approx. 400 m<sup>2</sup>.

-----

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

## LOCAL TAXES

**Taxe foncière: 228 EUR**

**Taxe habitation: EUR**

## NOTES