

Charming character house to renovate with large plot. Near centre of Ribérac, market town with all amenities.



## INFORMATION

Town:	Ribérac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	130 m2
Plot Size:	5000 m2

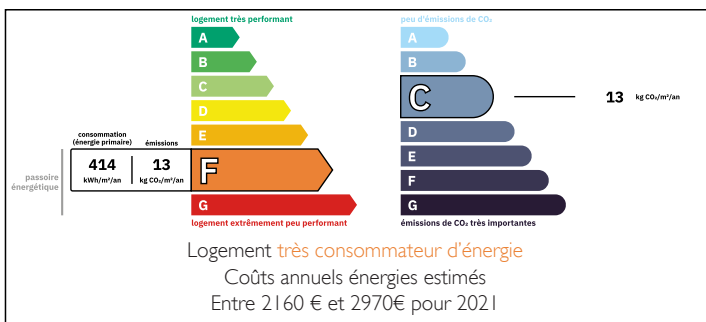


## IN BRIEF

Don't miss the opportunity to acquire this pretty family home hidden away in its green setting in the heart of Ribérac. With its 4 to 5 bedrooms and two shower rooms, 2 WCs, a large study next to the living room and dining room with attractive solid parquet flooring. Open fireplace with wood-burning stove. Kitchen and veranda. A garage, a cellar, a workshop and a boiler room for the wood-fired boiler. Swimming pool possible. Completely building land.

The roof was redone in 2022. Alarm system. Large garden of over 5000 m<sup>2</sup> with workshop, fruit trees and hundred-year-old oaks. On the hills above Ribérac and close to the town center.

## 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 garden level basement comprises a 23.2 m<sup>2</sup> workshop, a 29 m<sup>2</sup> garage, an 8.7 m<sup>2</sup> boiler room, a 5.5 m<sup>2</sup> shower room, a 17 m<sup>2</sup> bedroom and a 20 m<sup>2</sup> bedroom, a 15 m<sup>2</sup> cellar and a 4.6 m<sup>2</sup> hallway.

The ground floor comprises a 25.6 m<sup>2</sup> conservatory, a 9 m<sup>2</sup> kitchen, a 16.6 m<sup>2</sup> study, a 28 m<sup>2</sup> lounge/dining room, 2 16 m<sup>2</sup> bedrooms with fitted wardrobes, a 4.2 m<sup>2</sup> bathroom, toilet and corridor. Upstairs is an additional bedroom of approx. 28 m<sup>2</sup> with two small attics.

The property is in need of renovation, with single-glazed wooden joinery and wooden roller shutters. Mains drainage. Wood-fired boiler and electric radiators. Great potential.

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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: 1740 EUR

Taxe habitation: EUR

## NOTES