

Large house with studio, courtyard and 2 garages. Within easy walking distance to the centre of Ribérac.



INFORMATION

Town:	Villetoureix
Department:	Dordogne
Bed:	6
Bath:	2
Floor:	185 m2
Plot Size:	566 m2



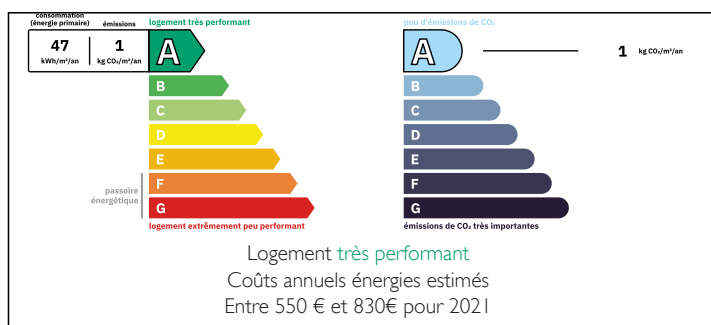
IN BRIEF

This is a very spacious 6 bedroomed property that sits on the edge of the market town of Ribérac.

The property has been completely renovated with a new roof, double glazing, a heat pump, and is on mains drains.

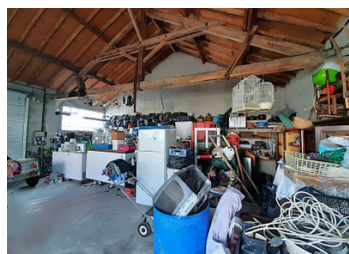
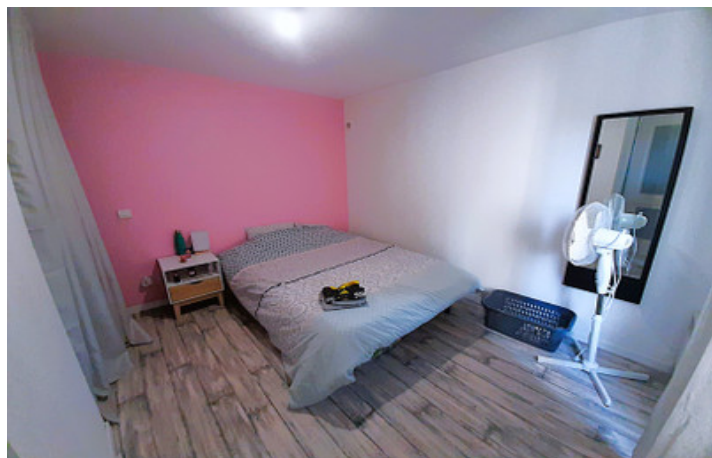
Downstairs there is a large entrance hall and to one side is a living/dining room with a pellet wood burner and also a chimney, and to the other side of the entrance hall is a large kitchen. There is also a downstairs bedroom. The very nice wooden staircase leads upstairs to 4 more bedrooms, plus a dressing room and a shower room. A further flight of stairs leads up to the attic which is massive and could either be made into more bedrooms and shower rooms or could be a fantastic games room. There is also the studio with its open plan...

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 in greater detail -

Downstairs.

Entrance hall - 12.85 m²

Kitchen - 24 m²

Living and dining room - 36.80 m²

Bedroom 1 - 15.50 m².

Upstairs.

Landing - 5.75 m²

WC - 2.05 m²

Bedroom 2 - 19.20 m²

Bedroom 3 - 16.25 m²

Bedroom 4 - 13.42 m²

Bedroom 5 - 13.40 m²

Dressing room - 7.35 m²

Shower room - 5.90 m².

Attic - 90 m² (approx).

Studio.

Kitchen living and dining room - 18.70 m²

Corridor - 1.70 m²

Shower room - 4.20 m²

Bedroom 6 - 9.82 m².

Utility room - 14.20 m²

Garage 1 - 74.10 m²

Garage 2 - 20 m².

Courtyard garden.

Taxe foncière 1700€

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

LOCAL TAXES

Taxe foncière: 1700 EUR

Taxe habitation: EUR

NOTES