

Charming 4 bedroom house set in a small hamlet in the middle of the countryside



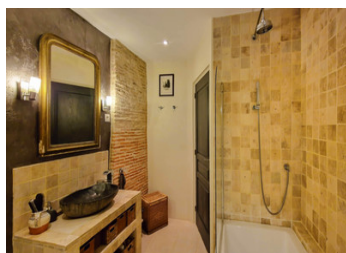
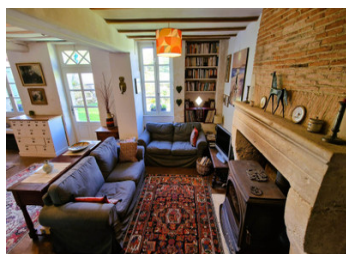
## INFORMATION

Town:	Saint Privat en Périgord
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	143.74 m2
Plot Size:	1881 m2

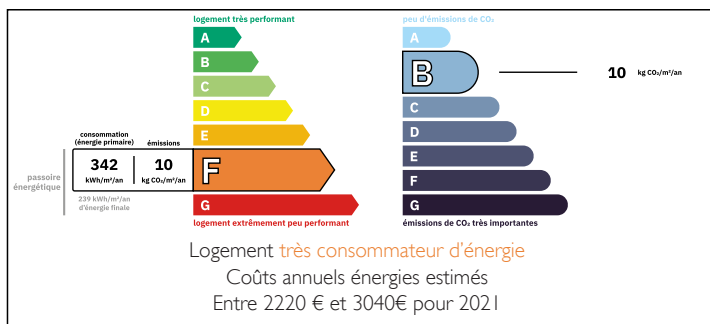
## IN BRIEF

Lovely 4 bedroom house originally built in 1846 with an extension added in 1876 and once used as the village school, with a beautiful view of the west facing garden and on the edge of neighbouring fields and forests.

This 2-storey property with 4 bedrooms and bathrooms on both floors is ideal for a family, second home or holiday rental. The large garden is perfect for entertaining and for children to play in.

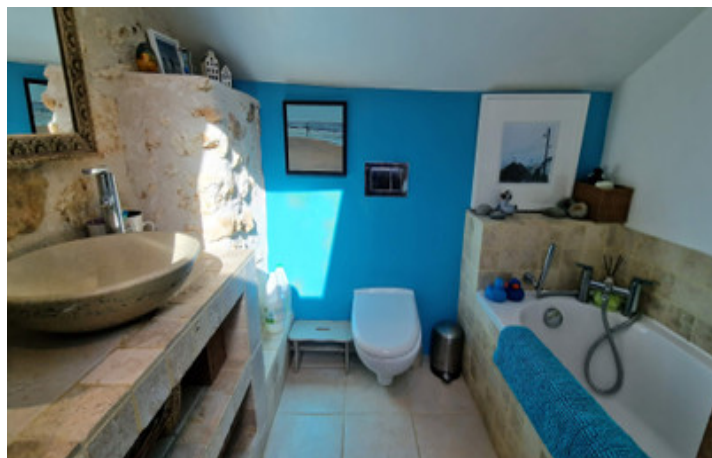


## ENERGY - DPE



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

Living/dining room with cork flooring - 42 m<sup>2</sup>  
 Kitchen - 12 m<sup>2</sup>  
 Laundry room - 6.5 m<sup>2</sup>  
 WC - 1.2 m<sup>2</sup>  
 Bathroom with large bath and travertine tiles - 6.4 m<sup>2</sup>  
 Bedroom 1 - 21 m<sup>2</sup>  
 Bedroom 2 - 19 m<sup>2</sup>  
 Office - 7 m<sup>2</sup>  
 Landing/office/children's playroom - 7m<sup>2</sup>  
 Bedroom 3 - 7.5 m<sup>2</sup>  
 Bathroom 2.7 m<sup>2</sup>  
 Bedroom 4 - 10 m<sup>2</sup>

Small outbuilding with awning - 9 m<sup>2</sup>

Extra information:

Wood burner  
 Electric radiators  
 Septic tank up to standard  
 New roof - 2022  
 Double glazing  
 Well - renovated and secured  
 Internet  
 Renovated elm staircases

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

Ribérac is only 10 minutes from the property and has one of the best markets in the Dordogne on Friday mornings. There is also a selection of shops, supermarkets, schools, doctors, cinema, post office, and more.

Saint Aulaye, also 10 minutes away, is a slightly smaller bustling town with several charming restaurants and a riverside beach open in summer, and Aubeterre, 5 minutes further on, has its own beach and is considered to be one of the most beautiful villages in France.

-----

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