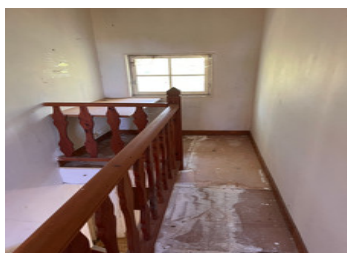


Semi-detached house comprising kitchen, living room, two bedrooms, shower room, utility room, WC. Garden.



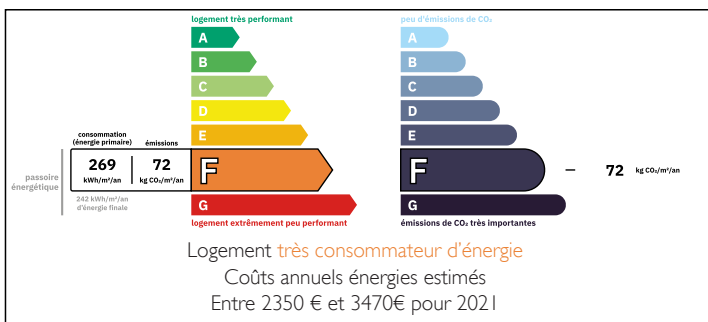
## INFORMATION

Town:	Ribérac
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	123 m2
Plot Size:	1019 m2

## IN BRIEF

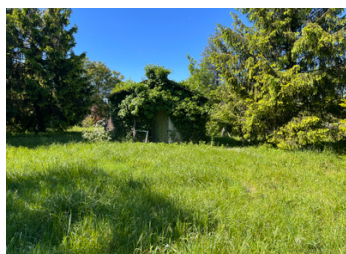
South-facing, double-fronted, 2-bedroom house, in need of modernisation. Semi-detached. Situated in a semi-secluded location but close to amenities. The house is in need of renovation, including a new roof, kitchen and bathroom, but it has the potential to be a lovely home. The house roof was damaged in the Ribérac storm in 2022 and needs some vision and work to restore it to a wonderful home.

## 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

Entrance hall & staircase to first floor. Access to lounge, kitchen, laundry & WC Boiler room beyond laundry, with door to small garden space. Double aspect lounge (21.6m<sup>2</sup>), french doors to terrace. Original parquet wood floor. Kitchen (24.5m<sup>2</sup>). Boiler room (17.5m<sup>2</sup>). Upstairs there are 2 bedrooms & a shower room. Bedroom 1 is 20.8m<sup>2</sup>. Bed 2 (currently partitioned into 2 rooms of 9.8m<sup>2</sup> & 14.3m<sup>2</sup>), stone fireplace & double aspect. Shower room (6.02m<sup>2</sup>) requires modernisation. Large bright upstairs hallway.

-----

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES