

House to renovate on 3 levels with 5 bedrooms, lovely wooded grounds, workshop and garage. Village center.



INFORMATION

Town:	Saint Privat en Périgord
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	270 m2
Plot Size:	6210 m2



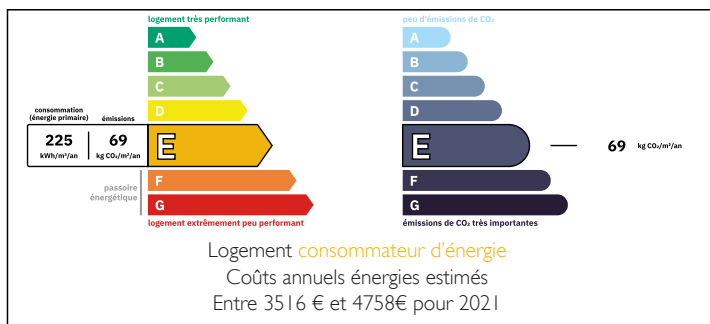
IN BRIEF

This spacious residence dates back to the 12th century. Formerly a convent, it was renovated in the 1960s and converted into a large family home. It offers 2 separate flats, one on the ground floor and the other upstairs, each with its own private entrance.

Situated in a small village with a bakery and restaurant, and just 10 minutes from Ribérac, a small town in the Périgord Vert region, known for its large weekly market.

55 minutes from Périgueux, Angoulême and Bergerac, and 1.30 hours 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.



LOCAL TAXES

Taxe foncière: 1446 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

- + Single glazing
- + Oil-fired central heating
- + Mains drainage

GROUND FLOOR:

- Entrance hall (3m²)
- Living room with fireplace (20m²)
- Kitchen (9,34m²)
- Shower room (2,17m²)
- Bedroom 1 (12,2m²)
- Bedroom 2 (21,8m²)
- Vaulted cellar

1st FLOOR:

- Entrance (3m²)
- Living room (26m²)
- Kitchen (12,4m²)
- Bathroom (7,12m²)
- Hallway (13,5m²)
- Bedroom 1 (14m²)
- Bedroom 2 (20m²)
- Bedroom 3 (11m²)

2nd FLOOR

- Mezzanine used as office/library
- Attic of 118m²

OUTSIDE

- Workshop with 2 rooms of 20 and 25 m² each
- Double garage of 53m²
- Large wooded plot of approximately 1,5 acre
- Well

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