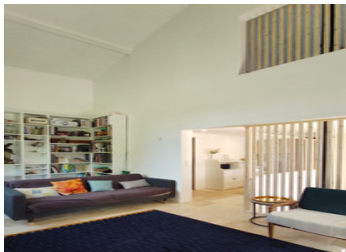


Old farmhouse, completely renovated, just a stone's throw from Ribérac. With swimming pool and spring.



## INFORMATION

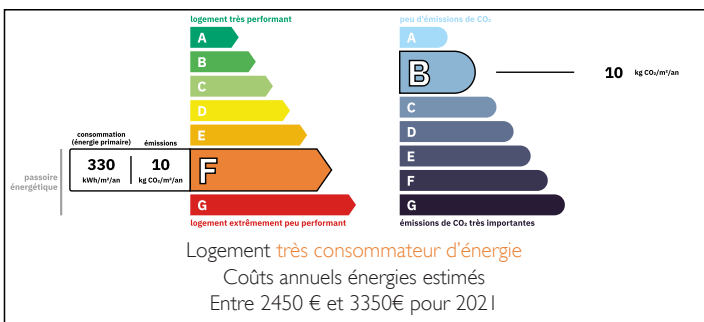
Town:	Villetoureix
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	135 m2
Plot Size:	1700 m2



## IN BRIEF

Magnificent traditional house situated in a very quiet cul-de-sac 2 minutes from Ribérac. Completely tastefully renovated over several floors, it offers quality features and an exceptional living environment. Above-ground swimming pool, unoverlooked terrace. Pellet stove.

## 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

It breaks down as follows:

Ground floor

Dining room: approx. 25 m<sup>2</sup> with a Périgord stone fireplace.

Fully-equipped central kitchen: opens onto a large, very bright living room, with a large wall-mounted bookcase and a pellet stove.

First floor:

Master bedroom: 26 m<sup>2</sup> with dressing room.

Shower room, WC.

On another level, 2 other bedrooms and possibility of adding a shower room.

A study overlooking the living rooms.

Outside

Garden: 1700 m<sup>2</sup>, with a lovely tiled terrace and a semi-underground swimming pool.

Environment: Close to all amenities, 5 minutes from Ribérac.

Surrounded by footpaths, castles and a river beach.

A property to be snapped up quickly to enjoy the tranquillity and beauty of the surrounding countryside. Nearby primary school, bar, grocery shop. Only 3 hours from Paris and 1h 30 from Bordeaux. TGV 1 hour from Angoulême.

A89 motorway 20 minutes away. Fibre optics, septic tank up to standard. Electric heating. Well.

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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: **696 EUR**

Taxe habitation: **EUR**

## NOTES