

Stunning views from this detached 4 bed traditional farmhouse/barn conversion. VIDEOS ON REQUEST



## INFORMATION

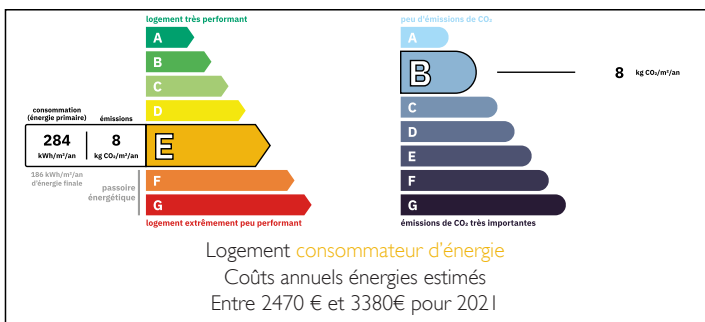
Town:	Villetoureix
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	185 m2
Plot Size:	1505 m2



## IN BRIEF

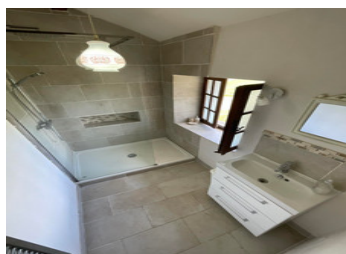
Detached 4 bedroomed property set in a rarely found location. Stunning uninterrupted views over beautiful Dordogne countryside, yet not isolated and within easy reach of amenities. Close to the river Dronne with all the leisure activities this offers and near many very pretty and lively villages. The market town of Ribérac is just 10 minutes away. **SOLD WITH ALL FURNITURE AND GARDEN EQUIPMENT INCLUDED; HIGHLY RECOMMENDED**

## 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

Set at the end of a country lane with direct access to country walks. Entrance into the kitchen dining room which has been newly fitted. Bathroom and linen storage. Stairs to 2 double bedrooms and laundry room.

Hallway leads to enormous lounge/dining/entertaining room with double height ceiling, galleried landing, glazed full height barn doors leading to terraces and garden with the fabulous views.

A further lounge leads from the main entertaining area and also has access to the garden and terrace area. It has a wood burning stove, beamed ceilings and terracota tiled flooring.

Stairs lead to 2 further double bedrooms and family bathroom with seperate WC.

The property has a garage and covered storage for garden equipment. The grounds are laid to lawn with mature trees and shrubs. Ample parking and of course the magnificent views. Location location; and this one certainly has it.

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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 habitation: EUR

## NOTES