

Beautifully renovated stone house with 2 gîtes, swimming pool and large landscaped garden. Close to Ribérac.

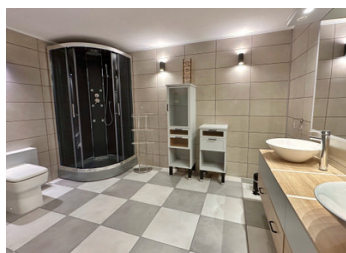


## INFORMATION

Town:	Saint Privat en Périgord
Department:	Dordogne
Bed:	5
Bath:	5
Floor:	228 m2
Plot Size:	5306 m2

## IN BRIEF

Nestling in a pretty little hamlet between Ribérac and Saint-Aulaye, this old farmhouse has been lovingly restored to provide a comfortable 3-bedroom home and 2 adjoining one-bedroom gîtes. A well, sheds, a large private garden and a lovely swimming pool complete the ensemble.  
- 50 minutes from Périgueux and Angoulême, and 1h30 from Bordeaux.

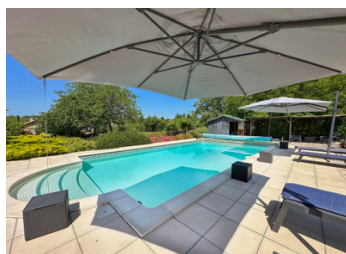


## ENERGY - DPE

DPE not required.

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

- + New roof and insulation
- + Heating with wood-burning and electric stoves
- + Double glazing
- + Septic tank to be reviewed

The property comprises:

Main house

GROUND FLOOR:

- Entrance hallway of 8.7m<sup>2</sup> leading to the bedrooms, with stairs to the living room.
- Bedroom of 13m<sup>2</sup> with en-suite shower room and wc (3.7m<sup>2</sup>)
- Bedroom of 12.7m<sup>2</sup> with en-suite shower room and wc (3.66m<sup>2</sup>)
- Bedroom of 18.7m<sup>2</sup> with en-suite shower room and wc (3.54m<sup>2</sup>)

1st FLOOR:

- Large living room of 31.3m<sup>2</sup> with wood-burning stove and fitted kitchen of 17m<sup>2</sup>, opening onto a large shaded terrace at the rear of the house.

GITE 1

- 44m<sup>2</sup> living room with open-plan kitchen
- Bedroom of 12.8m<sup>2</sup> with shower room and wc of 3.42m<sup>2</sup>

GITE 2

- 31.7m<sup>2</sup> living room with open plan kitchen
- 19.8m<sup>2</sup> bedroom with 3.22m<sup>2</sup> shower room and wc

The attics of the 2 gîtes are ready to be converted into additional bedrooms.

OUTSIDE

- 9 x 5 m pool (new pump) and pool house
- Landscaped garden of approximately 5000m<sup>2</sup>
- Shed/workshop 16m<sup>2</sup>
- Wood shed
- Well

## LOCAL TAXES

Taxe foncière: **704 EUR**

Taxe habitation: **EUR**

## NOTES