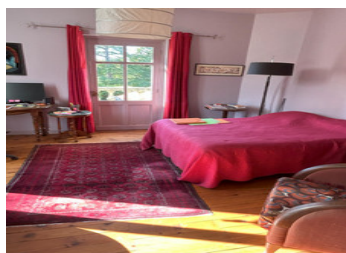


Charming house of character, 4 bedrooms, swimming pool, mature gardens, walking distance to Ribérac.



INFORMATION

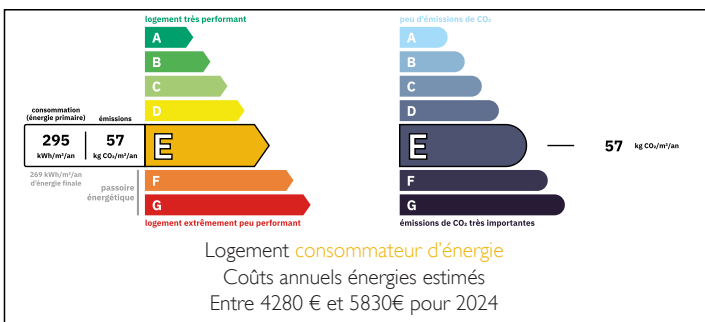
Town:	Ribérac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	172 m2
Plot Size:	1565 m2



IN BRIEF

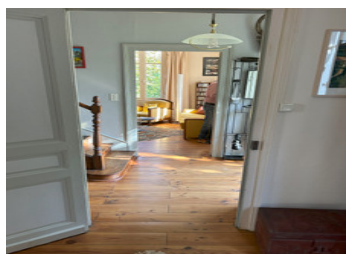
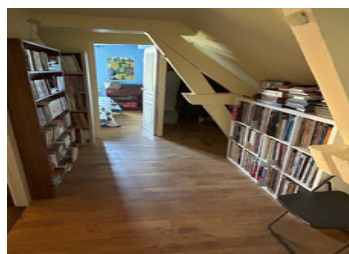
Charming 1920's house with period features. Wide entrance hall with beautiful original staircase. Lounge with feature mable fireplace. Dining room leading to fully fitted kitchen. Library, and shower room with WC and laundry facilities. Stairs lead to 2 double bedrooms and bathroom. Stairs leading to 2 further bedrooms and office area. Beautiful parquet floors throughout, high ceilings and feature stained glass windows in the dining room and stairs. The exterior does not disappoint. Large mature gardens Barn of 126m2, garage, workshop, an additional library/studio and a wine cellar. The swimming pool area has a covered area of 43m2 with a summer kitchen. This property has so much to offer with the advantage of it's close proximity to the local market town of Ribérac, giving you all the...

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

The property is entered via courtyard parking for 4 cars which also gives access to the garage 38m² and the barn entrance 126m². In a sheltered and private area you will find the swimming pool 14m x 3m, and a covered terrace of 43m² housing a summer kitchen and dining area next to the pool. The gardens to the front of the property are well matured with shrubs, flowering plants and specimen trees.

The main house has a central wide hallway leading to the lounge on one side with marble fireplace, and the dining room on the other. This leads to the fully fitted kitchen, a library/additional lounge and shower room with WC and laundry area. From the library there are steps leading to the garden and swimming area. The rooms are very light and airy with high ceilings and parquet flooring.

The original and very beautiful staircase leads to the first floor with 2 double bedrooms, one of which has it's own private terrace, and a shower room with WC. The second floor has two further bedrooms and a hallway area used as additional office space.

The house is charming in it's style with some stained glass feature windows, marble fireplaces and rich parquet flooring.

In the basement of the house you will find an additional library/studio, a workshop of 32m² and a wine cellar. The property is on mains drainage and has...

LOCAL TAXES

Taxe foncière: 1425 EUR

Taxe habitation: EUR

NOTES