

Charming character house in the heart of Ribérac, awaiting renovation.

EXCLUSIVE



INFORMATION

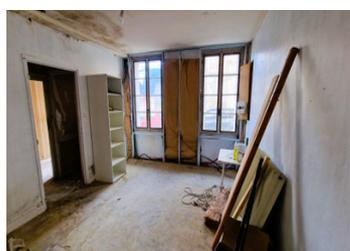
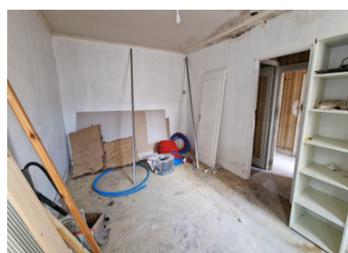
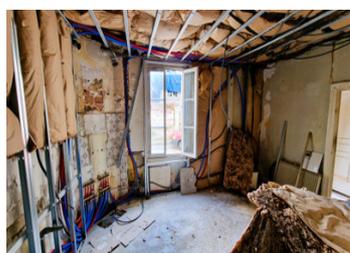
Town:	Ribérac
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	100 m ²
Plot Size:	0 m ²

IN BRIEF

This charming house is ideally located in the heart of Ribérac's town center. While it requires a full renovation, it benefits from a brand-new roof. With approximately 50 m² per level, it offers the possibility of creating spacious and comfortable living areas. Upstairs, you will find two bedrooms and a bathroom. Additionally, a lovely attic with a window provides great potential for further development.

The ground floor features two rooms—one designated for the kitchen and the other for the living room—along with a separate toilet. Upstairs, you'll find two bedrooms and a shower room, ready to be transformed into a lovely family home.

With its prime location and manageable size, this property is perfect for a professional couple or a young family looking for a charming home. It also makes an ideal lock-up-and-leave second or holiday home, making it particularly...

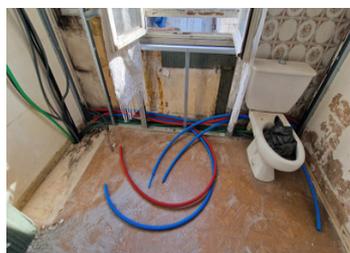
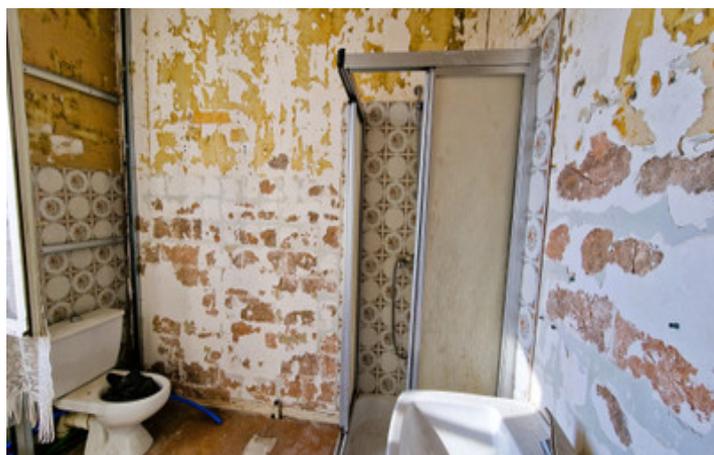


ENERGY - DPE

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

Ground floor:

Entrance hall - 7.8 m²

Kitchen - 18 m²

Lounge - 18 m²

Storage area - 2.8 m²

Bathroom - 3.7 m²

WC - 1.5 m²

1st floor:

Bedroom 1 with dressing - 13.5 m² + 7 m²

Bathroom - 7 m²

Bedroom 2 - 21.5 m²

2nd floor:

Attic

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

LOCAL TAXES

Taxe foncière: **574 EUR**

Taxe habitation: **EUR**

NOTES