

Pretty cottage with 3 bedrooms and mature garden, on the edge of a small village, 10 min. from Ribérac.



INFORMATION

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|-------------|---------------|
| Town: | Bourg-du-Bost |
| Department: | Dordogne |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 115 m2 |
| Plot Size: | 1210 m2 |

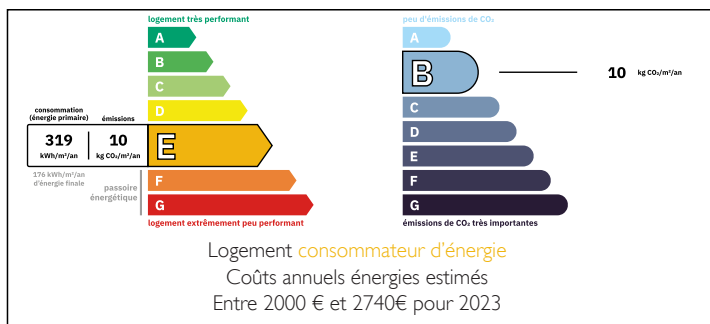
IN BRIEF

Ideal as a second home, this house would require very little work if you wanted to live in it permanently. Major works have already been carried out (roof, windows, electricity), only the septic tank needs to be revised. However, there is a possibility of connection to mains drainage in the future.

Situated just 10 minutes from the small town of Ribérac, with all amenities and famous for its large weekly market, and 15 minutes from Aubeterre-sur-Dronne, one of the most beautiful villages in France, with its pretty riverside beach. 55 minutes from Périgueux, Angoulême and Bergerac, and 1.40 hours from Bordeaux.



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

- + Wood-fired heating (open fireplace and wood burner) and electric inertia radiators.
- + Pit to be reviewed.
- + Roof in perfect condition.
- + The electricity was revised in 2024.

The property is composed as follows:

GROUND FLOOR:

- Living room with kitchen and fireplace (27 m2)
- Sitting room with wood burner (20.3 m2)
- Shower room (5.9 m2)
- WC (1 m2)
- Bedroom (15.2 m2)

1st FLOOR:

- Landing (6.3 m2)
- Bedroom 1 (11.4 m2)
- Shower room (2.4 m2)
- Bedroom 2 (15 m2)
- Storeroom / study (5.7 m2)

OUTSIDE:

- Shaded terrace at the front of the house
- Terrace at the rear
- Well
- Nice wooded grounds

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

LOCAL TAXES

Taxe foncière: 628 EUR

Taxe habitation: EUR

NOTES