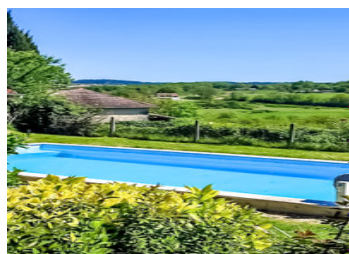


Renovated house with a heated pool and 2 gîtes in a beautiful setting



INFORMATION

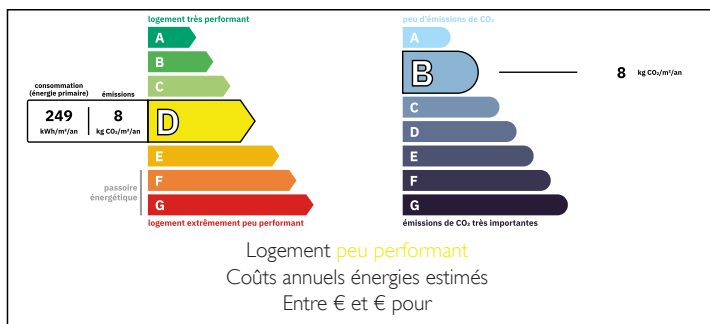
Town:	Saint-Martin-de-Ribérac
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	134 m2
Plot Size:	1492 m2

IN BRIEF

Nestling in a small hamlet, only a few minutes away from Ribérac, with stunning views over the surrounding countryside, is where you will find this treasure!

The property is ideal for buyers wishing to enjoy the microclimate of the region and with the possible added attraction of an income from gîtes or a B&B.

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.



LOCAL TAXES

Taxe foncière: 1322 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Nestling in a small hamlet, only a few minutes away from Ribérac, with stunning views over the surrounding countryside, is where you will find this treasure!

The owners of this property have been very clever in the way that they have developed the properties.

The main house has been tastefully decorated and benefits from two terraces and stunning views of the countryside. It has been fitted with double glazing recently.

It consists of:

GROUND FLOOR

Fully equipped kitchen/diner,

Large lounge,

Dining room,

Double bedroom

Shower room

1st FLOOR,

Bedroom with En-suite bathroom The main house benefits from two terraces and stunning views of the countryside.

There is a spacious gîte which is fully equipped and has been successfully rented for several years. With an enclosed garden for guests.

The gîte comprises the following :

Open - plan sitting room,

Dining area

Kitchen,

Shower room

Double bedroom.

The third element of the accommodation has recently been completed and leads from the main house.

A traditional stone cottage benefitting from a sympathetic renovation including stone walls and original beams. It is equipped with :

Modern kitchen with dining area,

Sitting room with fireplace,

2 double bedrooms...