

Charming 4-Bedroom Stone House with Stunning Views – Just 10 Minutes from Ribérac



INFORMATION

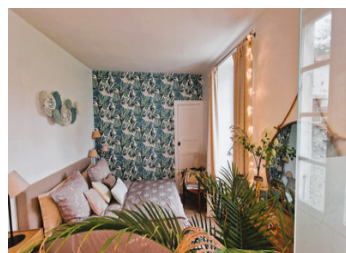
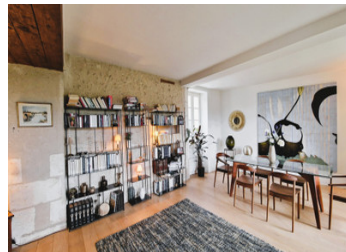
Town:	Allemands
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	136 m2
Plot Size:	1240 m2

IN BRIEF

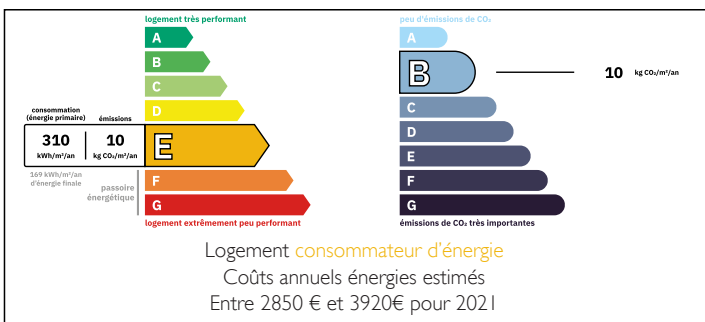
This beautifully renovated 4-bedroom stone house is located in the quiet hamlet of Allemands, just 10 minutes from Ribérac, known for one of the best open-air market in the Dordogne. Full of charm, the home offers a perfect blend of traditional character and modern comfort, featuring exposed stone walls, original beams, and bright, airy living spaces.

Set in a small hamlet on a peaceful hilltop with little passing traffic and friendly neighbors, the house enjoys a mature, well-maintained garden with open views of the surrounding countryside. There are three attractive terraces, ideal for relaxing or entertaining outdoors, along with a well which is useful for watering the many plants and shrubs.

While the property does not currently have a pool, there is room to install one. The home also offers private parking for several vehicles.

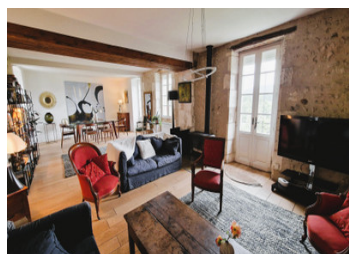


ENERGY - DPE



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: 460 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Located in the peaceful hamlet of Allemands, this property offers an authentic taste of rural Dordogne life, surrounded by unspoiled countryside and a friendly local community. Just 10 minutes from Ribérac—with its popular open-air market, shops, cafés, and all essential amenities—this home combines charm, comfort, and convenience. Ideal for families, second-home buyers, professional couples seeking a tranquil lifestyle, or investors looking for a rental property in a sought-after region. Whether you're after a permanent residence, holiday escape, or income opportunity, this home has the potential to suit a range of lifestyles and needs.

Ground floor:

Kitchen - 14 m²

Lounge/dining room - 53 m²

Bedroom 1 - 16 m²

Bedroom 2 with shower & sink - 15 m²

WC

1st Floor:

Bedroom 3 - 12.5 m²

Bedroom 4 - 16 m²

Bathroom - 6 m²

Cellar which houses the hot water tank and washing machine

Well

Private enclosed car park for several vehicles

Property faces East, West & South on 3 sides

Renovations carried out in 2015 and 2017

Roof renovated in 2017

Electric radiators plus wood burner

Insulation in the roof and cellar

Septic tank meets current standards

Possible to install a pool

Single glazing

Information about risks to which this property is