

Charming 2 bedroom property with a barn set in a small peaceful hamlet. Lovely garden with a pond and a field.

EXCLUSIVE



INFORMATION

Town:	Petit-Bersac
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	120 m ²
Plot Size:	26260 m ²

IN BRIEF

The property in detail:

Downstairs:

Living/dining room and kitchen: 43.70 m²

Bedroom: 14.90 m²

Corridor: 9.75 m²

Utility room with WC: 3.30 m².

Upstairs:

Landing: 8.80 m²

Bedroom: 26.10 m²

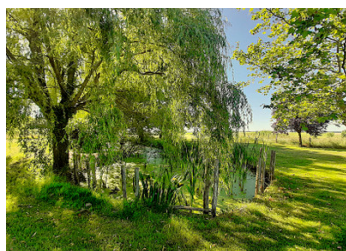
Bath and shower room with WC - 8 m²

Dressing room: 7.10 m²

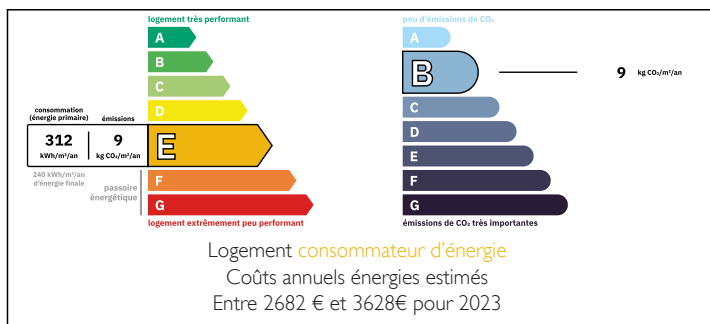
Barn: 75.60 m²

Workshop: 32.15 m².

There is also a garden with a pond and a field with a small animal shelter.



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

Charming 2 bedroom house with a large barn and workshop located in a small hamlet. To the front of the house there is a lovely terrace area overlooking the garden and countryside.

One enters into the open-plan living and dining room and kitchen. A new pellet wood burner has been installed in the lovely old fireplace adding to the property's charm. There is also a good sized downstairs bedroom with a door leading out to the garden, and there is a utility room with a toilet on the ground floor. The hallway is in need of finishing touches. From the hall a door leads into the barn where one can easily park one's car. Upstairs the landing area also needs finishing touches, there is a large bedroom with an en-suite bathroom with a shower and toilet, and there is a dressing room with a small cupboard space. The roof on the barn is in need of some attention as a few of the roof tiles have slipped ! The roof on the house and the workshop are both in very good condition. The property is situated close to the village of Aubeterre sur Dronne with its charming square with shops, bars and restaurants and its riverside beach with safe swimming as well as canoeing and kayaking. Aubeterre is known as one of the most beautiful villages of France.

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

LOCAL TAXES

Taxe foncière: 893 EUR

Taxe habitation: EUR

NOTES