

Ref: A38194|MI24

Price: 299 000 EUR

agency fees to be paid by the seller

Delightful 5 bedroom house with possibility to develop a gite. Large garden and numerous outbuildings





INFORMATION

Saint Privat en Périgord Town:

Department: Dordogne

Bed: 5

2 Bath:

Floor: 270 m² Plot Size: 5146 m2









Perfectly suited for a peaceful retirement thanks to its single-level layout, it is equally ideal for family life. There is excellent potential for expansion—such as converting the adjoining barn into accommodation or additional living space.





This is truly a must-see property, with a wealth of possibilities to explore. Currently a much-loved family home, it offers comfort, character, and flexibility.

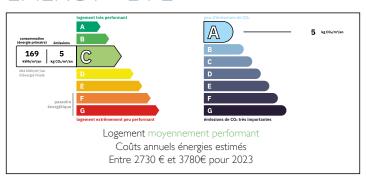




Well connected for both national and international travel, this home combines charm, practicality, and room to grow;

deally located between Chalais (20 minutes) and Ribérac (13 minutes), and just 9 minutes from the charming village of Aubeterre-sur-Dronne, this property offers an exceptional living environment.

FNFRGY - DPF



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.





Ref: A38194|MI24

Price: 299 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière: 1277 EUR

Taxe habitation: EUR

DESCRIPTION

You enter the house into a light open plan room with tall, airy ceilings 80m², wood burning stove, offering access to the garden, a snug area 10m2 and a utility/store room 10m² with a mezzanine 29m² au sol. The main corridor cleverly lit, offers integrated cupboards and access to the family bathroom 7,6m² (bath and shower) and separate WC. and access to a second corridor that the bedrooms radiate off: Bedroom I with chimney breast 17m², Bedroom 2 again with chimney breast 14.3m², Bedroom 3 is 18m² plus a walk in wardrobe and access to an artist atellier 18m², chimney breast and door to outside (this is adjacent to the barn) and back into corridor one with 2 further bedrooms leading off it. Bedroom 4 again door leading outside 17m²and a bathroom in renovation to be completed 4.6m² and bedroom 5 or playroom 19m². The attached barn 47m². Heat pump lovely large terrace to finish and family ouside eating area, 2 wells and a kitchen garden.

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

NOTES