

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



## INFORMATION

Town:	Saint Privat en Périgord
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	270 m2
Plot Size:	5146 m2



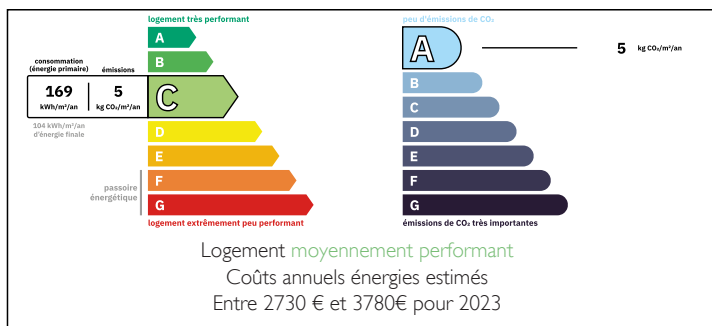
## IN BRIEF

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 guest 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; ideally 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.

## 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

You enter the house into a light open plan room with tall, airy ceilings 80m<sup>2</sup>, wood burning stove, offering access to the garden, a snug area 10m<sup>2</sup> and a utility/store room 10m<sup>2</sup> with a mezzanine 29m<sup>2</sup> au sol. The main corridor cleverly lit, offers integrated cupboards and access to the family bathroom 7,6m<sup>2</sup> (bath and shower) and separate WC. and access to a second corridor that the bedrooms radiate off : Bedroom 1 with chimney breast 17m<sup>2</sup>, Bedroom 2 again with chimney breast 14.3m<sup>2</sup>, Bedroom 3 is 18m<sup>2</sup> plus a walk in wardrobe and access to an artist atelier 18m<sup>2</sup>, 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 17m<sup>2</sup> and a bathroom in renovation to be completed 4.6m<sup>2</sup> and bedroom 5 or playroom 19m<sup>2</sup>. The attached barn 47m<sup>2</sup>. Heat pump lovely large terrace to finish and family outside eating area, 2 wells and a kitchen garden.

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

## LOCAL TAXES

**Taxe foncière:** 1277 EUR

**Taxe habitation:** EUR

## NOTES