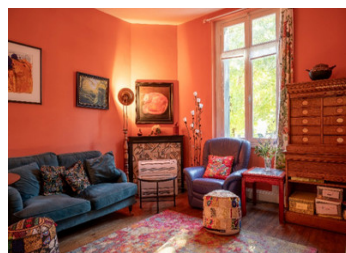


Beautiful detached town house, lovely features, private garden, 4 beds, 3 baths. A true oasis in the town.



## INFORMATION

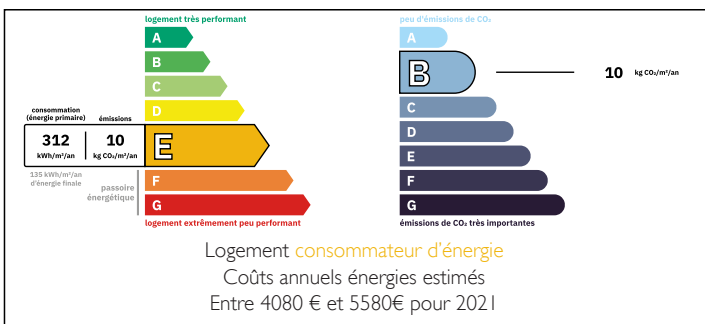
Town:	Ribérac
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	200 m <sup>2</sup>
Plot Size:	600 m <sup>2</sup>



## IN BRIEF

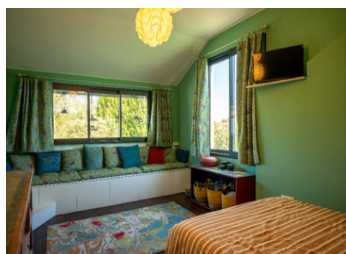
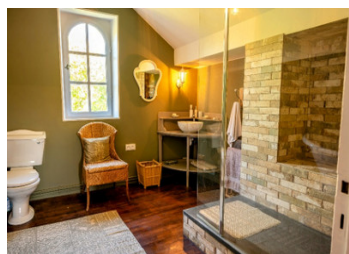
This beautiful property is situated in the centre of Ribérac. Gated and private parking it is a true oasis in walking distance of the market place and restaurants in Ribérac. Completely restored for very comfortable living with underfloor heating and reversible AC and mains drainage . 4 double bedrooms and 3 bathrooms, with two lounges, this property lends itself to a large family house or business opportunity for a B and B. The kitchen is fully fitted and fully equipped with access to the garden.

## 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

The property is entered via a large hallway with sweeping original staircase. Two reception rooms lead from the entrance hall, with the fully fitted kitchen to the rear of the property. There is access to the garden from the kitchen and the dining room, with covered terrace and al fresco dining area overlooking the garden. The first floor has double bedroom with en suite bathroom and a further double bedroom and family bathroom. The second floor of the property has a large double bedroom with large bathroom and could easily be adapted to form a separate studio.

To the front of the property there are double gates leading to covered parking plus a gravelled area for further parking. The garden is a delight, well planted with water feature, and very private. There is also a separate building in the grounds, currently used by the owner as her art studio.

The property is a true oasis in the middle of Ribérac. A very short walk to the well known Friday market, traditional bar/brasserie, and many more stores and boutiques., not to mention the cultural centre, and salle de Fete. Ribérac is also very central for so many of the best attractions that the Dordogne has to offer. The beautiful countryside and it's history all around you with the convenience of having that Boulangerie within walking distance. VIEWING RECOMMENDED

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

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Information about risks to which this property...