

Charming 3-bedroom bungalow set amid mature wrap-around gardens, kitchen, shower room, conservatory, garage

EXCLUSIVE



## INFORMATION

Town:	Saint Privat en Périgord
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	80 m <sup>2</sup>
Plot Size:	3610 m <sup>2</sup>

## IN BRIEF

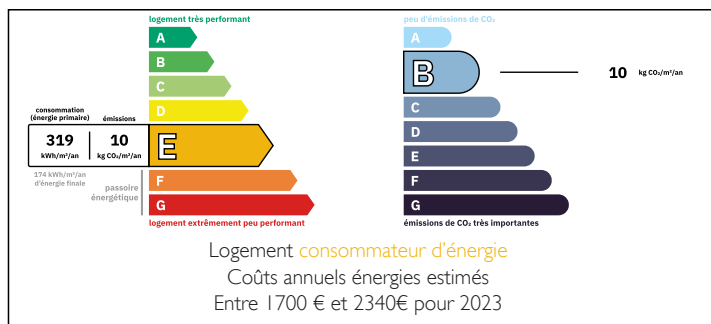
Built in 1975, this delightful three-bedroom bungalow offers a wonderful opportunity to refresh and reimagine its interiors to perfectly reflect your own style. Nestled within a generous 3,610 m<sup>2</sup> wrap-around garden filled with mature trees and colourful flowering shrubs, the property provides an exceptional sense of privacy, tranquillity, and connection to nature.

A detached garage—equipped with both electricity and water—sits conveniently close to the house, providing ample space for parking, storage, or even conversion into a workshop or guest accommodation.

Ideally located on the edge of a friendly village, the home enjoys a peaceful rural setting. The lively market town of Ribérac is just a 15-minute drive away, offering a wide range of shops, restaurants, and a popular weekly market. Public transport links are also available from the village.

This is a rare opportunity to create your own slice of

## ENERGY - DPE



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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: 547 EUR**

## NOTES

## DESCRIPTION

Spacious 3-Bedroom Bungalow with Versatile Living Spaces

To the front of the property, a bright CONSERVATORY provides a welcoming entrance and offers the perfect setting for relaxed indoor-outdoor living.

From here, you step into a generous LOUNGE (17m<sup>2</sup>) featuring a cosy wood burner — ideal for cooler evenings.

The lounge opens into a charming GARDEN ROOM, where large windows and sliding patio doors frame lovely views of the garden, filling the space with natural light.

The garden room connects seamlessly to the DINING ROOM (11m<sup>2</sup>), a bright and airy space with three double windows.

The well-equipped KITCHEN (8m<sup>2</sup>) adjoins the dining room and includes a gas hob, electric oven, and a convenient serving hatch that enhances the flow between the two rooms.

BEDROOM 1 (13m<sup>2</sup>) offers the potential for an open fireplace and features French doors opening onto a small patio.

BEDROOM 2 (13m<sup>2</sup>) includes built-in storage surrounding the bed

BEDROOM 3 (8m<sup>2</sup>) serves perfectly as a single bedroom or study.

The SHOWER ROOM is fitted with a shower, toilet, and sink unit. All three bedrooms and the shower room are accessed from the kitchen.

OUTSIDE a long driveway provides ample parking for several vehicles, leading to a detached GARAGE (40m<sup>2</sup>), complete with electricity and water, conveniently close to the house. With the necessary planning permissions, it could be transformed into