

A delightful 2-bedroom home set in a peaceful rural hamlet, with a lovely garden, pond and an adjoining field.



## INFORMATION

Town:	Petit-Bersac
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	120 m2
Plot Size:	26260 m2



## IN BRIEF

A delightful property with great potential in a truly enviable location !

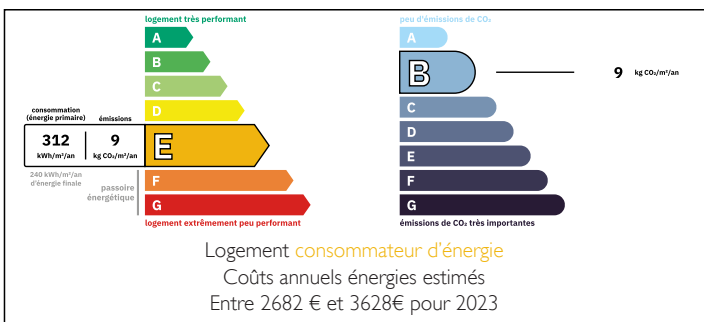
This charming 2-bedroom home has a large barn with workshop is set in a peaceful hamlet with stunning views over the rolling countryside. A 6 acres big and fully fenced meadow with horse shed and a small natural pond completes the property.

The house is comfortable but needs some finishing. The barn's roof is needs refurbishment.

Just minutes from Aubeterre-sur-Dronne—one of France's "Most Beautiful Villages"—with its picturesque and shady square, shops, cafés, restaurants, and riverside beach.

Only 15-mn from the little town of Ribérac, very well-known for its large weekly market, 50 mn from Angoulême and Périgueux, and 1,5 from Bordeaux.

## 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 in detail:

Downstairs:

Living/dining room and kitchen: 43.70 m<sup>2</sup>

Bedroom: 14.90 m<sup>2</sup>

Corridor: 9.75 m<sup>2</sup>

Utility room with WC: 3.30 m<sup>2</sup>.

Upstairs:

Landing: 8.80 m<sup>2</sup>

Bedroom: 26.10 m<sup>2</sup>

Bath and shower room with WC - 8 m<sup>2</sup>

Dressing room: 7.10 m<sup>2</sup>

Barn: 75.60 m<sup>2</sup>

Workshop: 32.15 m<sup>2</sup>.

Natural pond

6 acres big meadow with horse shelter

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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: **893 EUR**

Taxe habitation: **EUR**

## NOTES