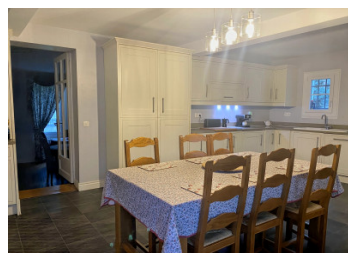


Beautiful 6 bedroom house, 1 cottage, 2 independent gites, function room, swimming pool, terrain and parking

EXCLUSIVE



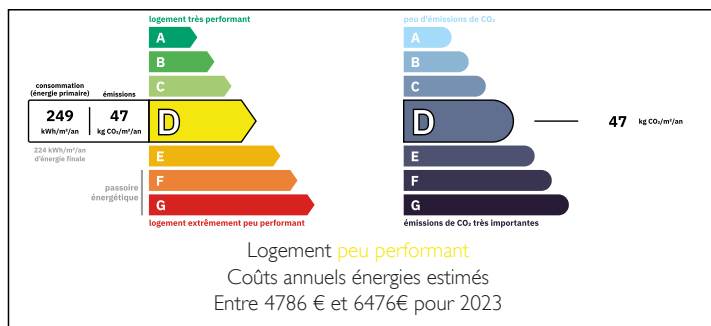
## INFORMATION

Town:	Ribérac
Department:	Dordogne
Bed:	14
Bath:	7
Floor:	300 m2
Plot Size:	14206 m2

## IN BRIEF

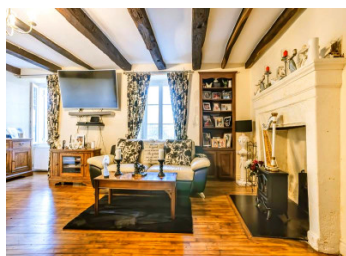
An elegant main residence and a well-established gîte complex, ready to operate immediately. The main house features 6 beautifully appointed bedrooms 5 ensuite, offering excellent potential for a high-quality bed and breakfast business. On the ground floor a bureau/bedroom, with separate toilet and shower room, offers flexible accommodation. An elegant lounge which leads into a spacious dining room capable of comfortably hosting guests staying in the main house. The large, well-equipped kitchen opens directly onto a covered terrace, ideal for al fresco dining. There are several independent guest accommodations. A charming cottage offers two en-suite bedrooms and its own private terrace. A second 3 bedroomed gîte, each with en-suite facilities and access to its own private hot tub. A third, unfinished gîte, with 3 en-suite bedrooms, is attached to a very large soundproofed function...

## 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

Upon entering this must see property, you are welcomed into a bright and spacious entrance HALL (10 m<sup>2</sup>). To one side is a versatile OFFICE/GROUND FLOOR BEDROOM complete with a SHOWER ROOM (3 m<sup>2</sup>) and a SEPERATE WC, ideal for guests or single-level living.

Also on this level is a double-aspect LOUNGE (29 m<sup>2</sup>), filled with natural light, which flows effortlessly into a warm and inviting DINING ROOM (29 m<sup>2</sup>)—perfect for entertaining. The large, fully equipped KITCHEN (33.6 m<sup>2</sup>) offers both functionality and style and provides direct access to the outdoor entertaining areas.

All rooms throughout the house benefit from double glazing and Wi-Fi connectivity, ensuring comfort and convenience. New roofs were installed across all properties in 2024.

The first floor offers an impressive selection of bedroom suites. A generous PRINCIPAL BEDROOM (20 m<sup>2</sup>) features an en-suite shower room with WC (5 m<sup>2</sup>) and a separate dressing room (6.7 m<sup>2</sup>).

BEDROOM 2 (12 m<sup>2</sup>) also enjoys its own private shower room (3.8 m<sup>2</sup>).

BEDROOMS 3 and 4 form a well-designed family suite, comprising two bedrooms of (11 m<sup>2</sup>) and (16 m<sup>2</sup>), sharing a spacious shower room with WC (8 m<sup>2</sup>).

BEDROOM 5 (11 m<sup>2</sup>) opens onto a beautiful stone balcony (10 m<sup>2</sup>) and has access to a separate bathroom (4 m<sup>2</sup>), featuring a charming roll-top bath.

BEDROOM 6 is a private suite accessed via a comfortable seating area (6 m<sup>2</sup>). The bedroom itself measures an impressive (21 m<sup>2</sup>) and benefits from its own en-suite shower room and WC (6m<sup>2</sup>) creating...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES