

Detached 4 bedroomed villa, lovely location with beautiful views in immaculate condition.

EXCLUSIVE

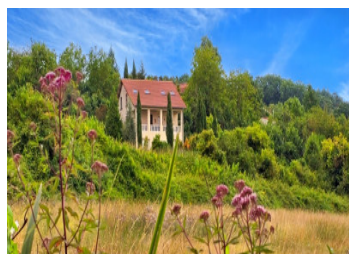


INFORMATION

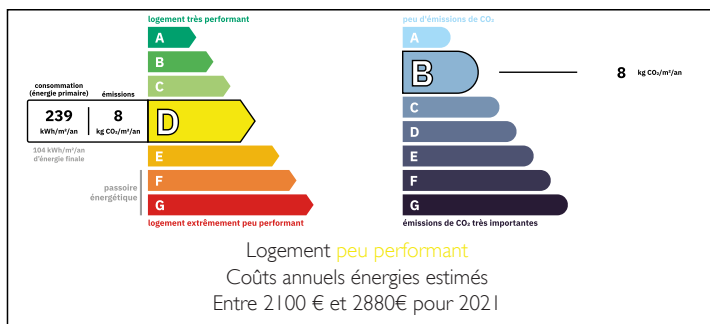
Town:	Ribérac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	165 m2
Plot Size:	4258 m2

IN BRIEF

This lovely property is located at the end a very quite country lane. Totally secluded, yet not isolated with easy access to a busy market town. You will be immediately struck by the super location and fantastic views. 4 double bedrooms, open plan lounge, kitchen dining room with access to the lovely balcony with sweeping views. 2 bathrooms, office and downstairs WC cloakroom. 2 garages and a workshop make this property ideal for all needs. VIEWING RECOMMENDED

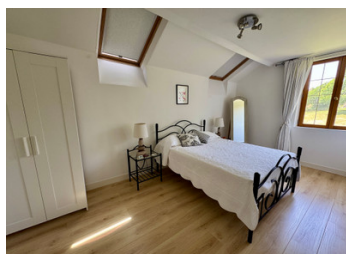
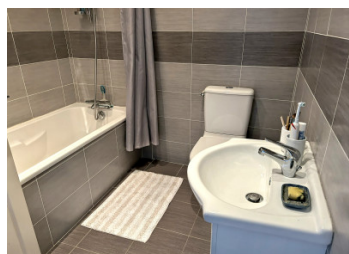


ENERGY - DPE



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

This house has been lovingly cared for by the current owners. It is in immaculate condition and ready to occupy. The front door leads into the hallway with access to the downstairs cloakroom/WC. A study or 5th bedroom, and the spacious, light and airy lounge dining room and fully fitted kitchen 10 x 10. French doors lead onto the balcony with glorious views across the valley.

Stairs lead to 4 very bright and airy double bedrooms, one ensuite and a family bathroom.

The sous sol houses 2 garages and a large workshop and utility area. Part could be converted into a studio, still leaving ample room for storage.

The gardens slope down into the valley and have been well planted with trees and shrubs and lawned areas.

The placement of this property is quite special, the views superb.

Close to local amenities, new health centre, supermarkets and restaurants, activities on the River Dronne and much more.

NOTES

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