

Single-story house with basement and cellar, 3 bedrooms, living/dining room, kitchen, garage, garden, parking

EXCLUSIVE



INFORMATION

Town:	Ribérac
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	113 m ²
Plot Size:	1678 m ²



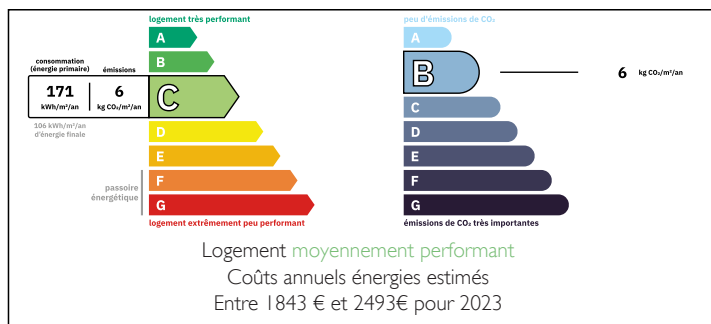
IN BRIEF

This is a beautifully presented three-bedroom bungalow, and early viewing is highly recommended. A modern, well-equipped kitchen, utility room and spacious lounge all open onto a terrace with a charming barbecue area, perfect for outdoor entertaining. The three bedrooms, all overlooking the garden, are bright, airy, and tastefully decorated, while the bathroom features a walk-in shower and double sinks.

The property benefits from double glazing throughout, along with a charming stone-effect feature wall in the lounge/diner. Heating is provided by a log burner in the main living space, complemented by wall-mounted electric radiators throughout.

A generous basement, conveniently accessed from the garage, ideal for storing preserves. The wraparound garden, mainly laid to lawn for is bordered by mature trees that enhance the privacy. A large covered parking area provides ample space,

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

Entering the property via a bright and welcoming HALL (5.4 m²). To the right, a spacious and inviting LOUNGE/DINER (37 m²) features a charming chimney with a woodburner insert, wall-mounted electric radiators, and an attractive stone feature wall that enhances the character of the room. Double French doors open onto the front terrace, where steps lead down to the garage/store room (50 m²). The terrace also benefits from a generous barbecue area—perfect for enjoying warm summer evenings. The property has tiled floors throughout.

To the left of the hall, you'll find a fully equipped, modern KITCHEN/DINER (17.5 m²), offering ample worktop space and cupboards with integral lighting. Double French doors provide access to a covered terrace, ideal for relaxed outdoor dining in complete privacy. The kitchen leads through to a substantial UTILITY ROOM (27 m²), with further French doors opening onto the terrace.

A corridor (4.5 m²) leads to three tastefully decorated bedrooms and a spacious family bathroom:

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Bedroom 1 (13.5 m²): tiled floor and wall-mounted electric radiator

Bedroom 2 (9.7 m²): tiled floor and wall-mounted electric radiator

Bedroom 3 (10.87 m²): tiled floor and wall-mounted electric radiator

The family bathroom (6 m²) offers a walk-in shower and stylish double sinks, adding a touch of luxury, adjacent is a separate WC (1.31 m²)

The garage/storage space (50 m²) which is spacious enough to accommodate two cars, remains naturally cool throughout the year, making it ideal for storing...

LOCAL TAXES

Taxe habitation: EUR

NOTES