

Attractive character property with an attached barn and stable, terrasses, gîte and 4,320 m of land.



INFORMATION

Town:	Petit-Bersac
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	168 m2
Plot Size:	4320 m2



IN BRIEF

In the countryside, between Ribérac and Aubeterre-sur-Dronne, this charming character property is set on 4,320 m² of land with complete privacy.

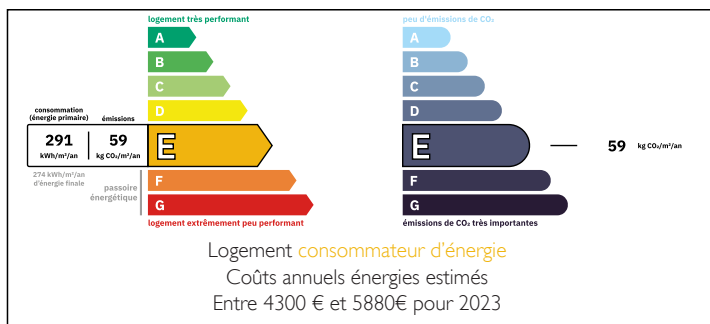
The property is arranged around a traditional courtyard and a pleasant garden with trees, shrubs and flowers, creating a peaceful and welcoming setting.

Inside the house, the ground floor comprises an entrance hall, a kitchen, a living room, two bedrooms, a shower room and a separate WC.

Upstairs are two further bedrooms, a shower room with WC a bathroom with WC and a dressing room.

The rooms are well-proportioned and bright, featuring exposed beams and plenty of character

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.



DESCRIPTION

Set in the peaceful countryside between the popular market town of Ribérac and the picturesque village of Aubeterre-sur-Dronne, officially listed among the most beautiful villages in France, this charming character property enjoys a private and tranquil setting on approximately 4,320 m² of land with no overlooking neighbours.

The property is arranged around a traditional courtyard and benefits from a delightful garden with a well and is planted with mature trees, shrubs and seasonal flowers, creating a welcoming and relaxing environment throughout the year. The grounds offer plenty of space for outdoor living, gardening projects or simply enjoying the beauty of the surrounding countryside.

The main house combines authentic charm with comfortable living accommodation. On the ground floor, an entrance hall leads to a kitchen and a bright living room, both full of character and enjoying pleasant views over the garden and courtyard. Also on this level are two bedrooms, a shower room and a separate WC, making the house suitable for single-level living if required.

Upstairs, two additional bedrooms provide further accommodation for family and guests. A shower room with WC and a bathroom with WC complete the first floor. Throughout the house, the rooms are well-proportioned and filled with natural light, while exposed beams and original features add warmth and character.

A particular advantage of the property is the range of attached outbuildings, offering excellent potential for a variety of uses. These include a utility room, a traditional tack room, a cellar and an impressive 120 m²...

LOCAL TAXES

Taxe foncière: **663 EUR**

NOTES