

Detached house with 4/5 bedrooms, situated in a quiet cul-de-sac, on the elevated outskirts of Ribérac.



## INFORMATION

Town:	Ribérac
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	156 m <sup>2</sup>
Plot Size:	2212 m <sup>2</sup>



## IN BRIEF

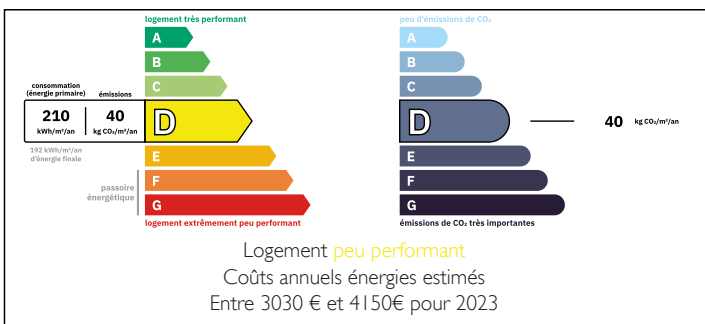
Located in a peaceful and green setting on the outskirts of Ribérac, this detached house, built in 1977, is bright, well maintained and offers 156 m<sup>2</sup> of living space over two levels, set within a generous 2,212 m<sup>2</sup> plot.

Outside, you will enjoy a front terrace and a large garden with plenty of potential for landscaping or leisure. The property benefits from gas-fired central heating (external tank), mechanical ventilation (VMC) and an alarm system. The windows are single glazed with secondary glazing. The drainage system doesn't comply, but works perfectly.

This versatile property is ideal as a spacious family home, a main residence with independent living areas, or a secure holiday home.

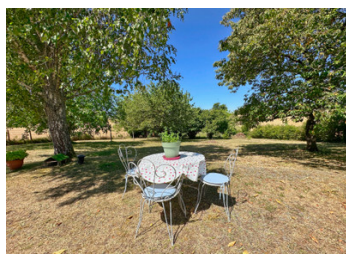
- Just 5 minutes from the centre of Ribérac, a lively market town in the Périgord Vert, famous for its huge weekly market.

## 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

### GROUND FLOOR:

- Living room – 40,5 m<sup>2</sup> with dining area and balcony
- Fitted kitchen (SCHMIDT) – 16,78 m<sup>2</sup>
- Bedroom 1 – 9,76 m<sup>2</sup>
- Bedroom 2 – 9,49 m<sup>2</sup>
- Bathroom – 8,00 m<sup>2</sup>
- Toilet – 2,79 m<sup>2</sup>

### FITTED BASEMENT:

- Kitchen – 10,32 m<sup>2</sup>
- Study (currently used as a bedroom) – 7,81 m<sup>2</sup>
- Bedroom 3 – 9,44 m<sup>2</sup>
- Bedroom 4 - 10,79 m<sup>2</sup>
- Shower room / utility room - 5,13 m<sup>2</sup>
- WC
- Hallway - 5,32 m<sup>2</sup>
- Pantry / storage room - 14,93 m<sup>2</sup>
- Garage/Workshop - 31,73 m<sup>2</sup>

### OUTSIDE:

- Terrace at the front of the house with no overlooking neighbours
- Large, shaded and fully fenced garden at the rear

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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: 1200 EUR

## NOTES