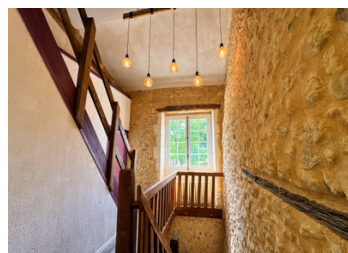
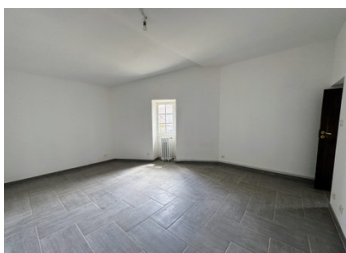


Character stone home with barn, terrace and countryside setting just 10 minutes from Ribérac.



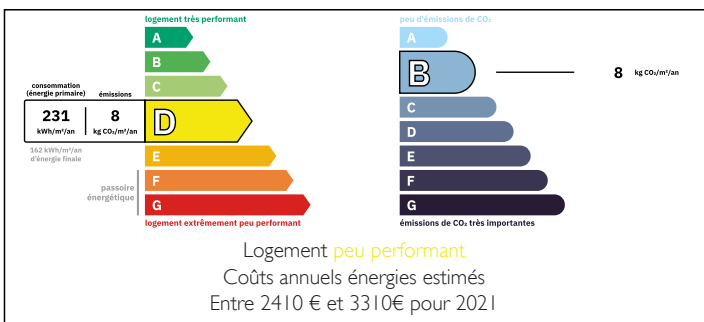
INFORMATION

Town:	Villetoureix
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	145 m ²
Plot Size:	812 m ²

IN BRIEF

Situated in a peaceful hamlet less than 10 minutes from the bustling market town of Ribérac, this attractive natural stone property offers spacious accommodation, a covered terrace, attached barn and private parking. Heated by an energy-efficient heat pump with a well-insulated roof, it is equally suited as a permanent residence or an easy-to-maintain lock-up-and-leave holiday home in the heart of the Dordogne.

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.



LOCAL TAXES

Taxe foncière:

760 EUR

NOTES

DESCRIPTION

Nestled within a charming hamlet just minutes from the vibrant market town of Ribérac, this delightful natural stone home combines character, comfort and practicality. Surrounded by the beautiful Dordogne countryside, the property enjoys a peaceful setting while remaining close to shops, cafés, restaurants, supermarkets and the renowned weekly market.

The welcoming SITTING ROOM (40 m²) is the heart of the home, featuring an impressive fireplace that creates a warm and inviting atmosphere. Large glazed doors open directly onto the COVERED TERRACE (23 m²), providing an ideal space for outdoor dining, entertaining or simply relaxing whilst overlooking the surrounding countryside.

The KITCHEN (10.6 m²) is fitted with an electric oven and gas hob, offering everything needed for everyday cooking. Adjacent is the DINING ROOM (15.5 m²), perfect for family meals or entertaining guests.

A practical UTILITY ROOM (4.9 m²) provides plumbing for both a washing machine and tumble dryer.

Completing the ground floor is BEDROOM ONE (15.9 m²), making the property suitable for those seeking single-level living.

FIRST FLOOR

BEDROOM TWO (10.2 m²) benefits from a built-in cupboard.

BEDROOM THREE (11.4 m²) also includes a built-in cupboard.

The contemporary SHOWER ROOM (4.7 m²) has been thoughtfully designed with a walk-in Italian shower, wash basin set on a handcrafted walnut shelf, illuminated mirror, heated towel rail and mechanical ventilation (VMC).

A SEPARATE WC completes this floor.

SECOND FLOOR

The spacious ATTIC BEDROOM (30 m²) offers