

Characterful 3-Bed House with Heated Pool, Land & Independent 1-Bed Tower, Siorac-de-Ribérac



INFORMATION

Town:	Siorac-de-Ribérac
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	210 m2
Plot Size:	9940 m2



IN BRIEF

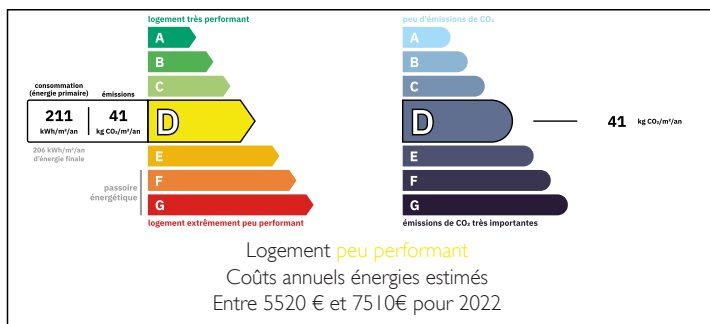
Set in a peaceful lane in Siorac-de-Ribérac, this characterful and well-maintained 3-bedroom property offers generous living space, a heated pool and attractive flat grounds with woodland.

The house includes a 24.92m² kitchen, useful utility rooms, a feature bar room and an impressive 74m² lounge/dining room with fireplace and garden access. Upstairs are a mezzanine, three bedrooms and a principal suite.

A separate tower, with its own entrance, provides a kitchen, bedroom and en-suite, ideal for guests, family, multi-generational living or potential gîte accommodation.

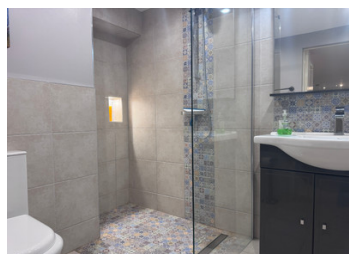
Outside, enjoy a covered dining terrace, barbecue, poolside gazebo, workshop and private parking. Close to Ribérac, Aubeterre and Lac de Jemaye.

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

Tucked away in a peaceful little lane in Siorac-de-Ribérac, this impressive character property offers generous and versatile accommodation, beautiful flat grounds and a fantastic heated swimming pool, making it an ideal permanent home, holiday property or multi-generational family home.

Approached through gates, the property has a gravelled driveway providing private parking and a real sense of arrival. The grounds are particularly appealing, combining open, flat areas with woodland, giving plenty of space for children, pets, entertaining and simply enjoying the peaceful surroundings.

The outdoor space is centred around the heated swimming pool, with a covered gazebo and seating area positioned beside it, creating an excellent spot for summer lunches, drinks and relaxing while enjoying views across the land beyond. There is also a useful cabin/workshop-style building and a covered, plant-shaded dining terrace close to the house, complete with barbecue and access to the pool equipment/pump room.

The main house

The accommodation is full of character and interesting features, while having been well maintained throughout.

The main entrance leads from the covered outdoor dining terrace directly into the impressive 24.92m² kitchen. This is a particularly attractive room, with a lovely blue feature kitchen and a marble breakfast bar, creating a welcoming and practical heart to the house.

From the kitchen there is access to the utility/buanderie area, comprising three useful rooms totalling approximately 17.57m². There is space for the washing machine, boiler, household equipment and storage, together with access outside.

Also leading from the kitchen is a lovely 14.86m²

NOTES