

This semi-detached house would offers excellent potential for either a main residence or a holiday home



INFORMATION

Town:	Villetoureix
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	84 m ²
Plot Size:	2021 m ²

IN BRIEF

This semi-detached house would benefit from some updating and modernisation but offers excellent potential for either a main residence or a holiday home. It provides 84 m² of living space arranged over several levels and benefits from a pleasant courtyard and a small garden to the rear.

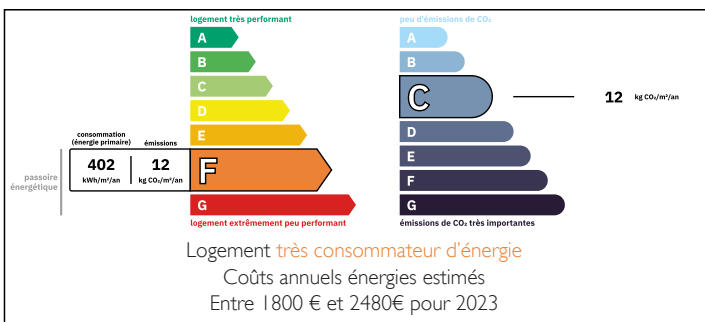
A separate, non-adjoining barn of approximately 130 m², together with additional land, is a real asset and offers numerous possibilities for storage, a workshop or a personal project.

The property is equipped with wood-fired central heating, a working fireplace and fibre-optic internet. The individual drainage system complies with current regulations.

Located just 10 minutes from Ribérac, a small town renowned for its large weekly market, the property is approximately 40 minutes from Périgueux, 1 hour from Angoulême and Bergerac, and 1 hour 40 minutes from Bordeaux.



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 with open-plan kitchen: 22.57 m²
- Shower room: 3.55 m²
- Hallway with built-in wardrobe
- WC

At the rear:

- Landing: 5.90 m²
- Utility room with boiler room: 19.32 m²
- Wood store

First floor

- Bedroom 1: 13.61 m²
- Bedroom 2 with fireplace: 14.54 m²

Second floor

- Bedroom 3: 12.53 m²
- Hallway
- Bedroom 4: 11.96 m²

NOTES

Outside

- Front courtyard with lean-to
- Small rear garden of approximately 40 m²

Opposite the house

- 130 m² barn
- Vegetable garden and chicken run extending to 1,766 m²

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>