



## listing



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 229,576.71

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Villetoureix
Soumis:	02/12/2025

### Description:

Set in a peaceful hamlet near the vibrant town of Ribérac, this lovely stone property combines original charm and character with modern day comfort. You enter the house via the hall. To your left, a very spacious open-plan kitchen/living area of nearly 50m<sup>2</sup> is the heart of the house. The lovely chimney houses a log burner for those cosy winter nights. Just off the hall, you will find a storage/laundry room ; and a downstairs bathroom with WC. To the right of the hall is a very spacious main bedroom. Upstairs, you find a second bedroom and an upstairs bathroom with WC. The covered terrace, with separate storage space, is the ideal spot to enjoy the sunny Dordogne summers. Attached to the main house are three barns ; the first offering scope to create a third bedroom or guest room (subject to necessary permissions). The other two barns (35m<sup>2</sup> and 50m<sup>2</sup>) offer even further potential to create more living space (subject to necessary permissions). The generous garden is mainly laid to lawn with some fruit trees, and has its own functional well. A gated entry leads to the house, with parking space for several vehicles. This property has double glazing and underfloor heating (ground floor only) via a recent heat pump. Hi-speed fibre internet is installed. Ribérac, with all shops and commodities, is under 10 minutes away. Viewing of this charming property is highly recommended! Price including agency fees : 199 000 € Price excluding agency fees : 184 260 € Buyer commission, tax included: 8%

### Commun

Chambres:	2
Salle de bains:	2
Pied carré fini:	113 m <sup>2</sup>
Dimesions du lot:	2695 m <sup>2</sup>



## Building details

Outdoor Amenities:

Pool

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web:

[http://www.arkadia.com/MLSM-T10926/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T10926/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID:

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