



Lovingly Restored Maison De Maitre Edge Of Quiet Village. Beautiful Garden Of Over 1 Acre.

This charming Maison de Maitre dates from the 18th century. Formerly the village doctors residence and surgery, it is located on the outskirts of a small thriving village, surrounded by rolling fields and woodland. Situated just 7 minutes from the busy market town of Ribierac with its popular weekly market.

The house is approached via a traditional gated entrance with the driveway sweeping around a circular, raised lavender bed, the scent of which greets you upon arrival.

The beautifully maintained mature garden contains a wealth of shrubs and trees. Peach, cherry, apple, pear, walnut, quince, fig, plum, pomegranate and hazel trees, as well as kiwi and grape vines and a gooseberry bush are scattered throughout the garden.

Entering by the half glazed front door, you are in a lovely, homely sitting room, beamed ceilings and original stone fireplace. For heat efficiency and ease of maintenance, there is a cast iron "Colonial" woodburner installed. This comfortable room is 39sq.m. Staircase leads to a large windowed landing with built in bookshelves in a wall recess.

From the landing there are 2 bedrooms. The south facing bedroom (25 sq.m.) is ensuite with its own bathroom and loo. Also there is a walk-in wardrobe. Bedroom two, west facing and overlooking the drive and front garden is 29 sq.m. and includes a newly fitted wash-handbasin. This room has the most superb original 18th.C. oak floor.

Downstairs, arch through from the sitting room to the dining room. Oak beamed ceiling, stone walls . . .

Town: Ribierac/Aubterre
Dept: Dordogne
Plot size (m2): 5750
Habitable (m2): 220
Bedrooms: 3
Bathrooms: 3
Agent: Stephen Sherwood

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