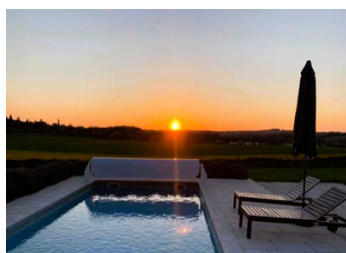


Beautiful home with two gîtes each with private heated pools. Stunning views and walking distance to village.



## INFORMATION

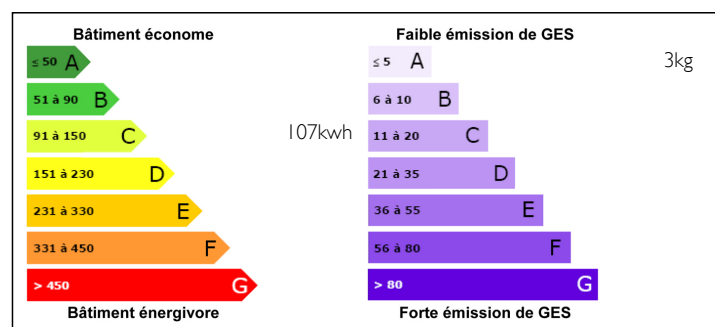
Town:	Verteillac
Department:	Dordogne
Bed:	8
Bath:	6
Floor:	347 m2
Plot Size:	3900 m2



## IN BRIEF

A very succesful turnkey gîte business including a lovely 4 bedroomed family home and two superb gîtes each with their own very private heated swimming pools and garden not at all over looked, and all in excellent condition. Exceptional setting with outstanding views, lovely gardens with many fruit tree and a vegetable garden. No close neighbours so all very private and peaceful! Walking distance to the lively village of Verteillac with its bars, restaurants, weekly market and monthly brocante! If you are looking for an up and running very successful gîte business then this is the property for you! Angoulême LGV staition 47km Périgueux 41km Bergerac airport 79km Limoges airport 102km Bordeaux airport 138km.

## 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

### MAIN HOUSE -

Downstairs :

Kitchen - 29.70 m<sup>2</sup>

Living room - 21.55 m<sup>2</sup>

Utility - 14.75 m<sup>2</sup>

Store room - 6.20 m<sup>2</sup>

First floor :

Hall/landing area - 15 m<sup>2</sup>

Bath & shower room - 10.20 m<sup>2</sup>

Bedroom 1 - 17.05 m<sup>2</sup>

Bedroom 2 - 11.60 m<sup>2</sup>

Top floor :

2 further bedrooms and shower room with wc.

GITE 1 with private heated pool and garden area -

Downstairs :

Kitchen 25 m<sup>2</sup>

Living & dining room - 41.30 m<sup>2</sup>

Hall - 3.75 m<sup>2</sup>

WC - 1.50 m<sup>2</sup>

Bathroom - 5.10 m<sup>2</sup>

Upstairs :

Shower room with wc - 4.85 m<sup>2</sup>

Hall - 12 m<sup>2</sup>

Bedroom 1 - 13.30 m<sup>2</sup>

Bedroom with shower 2 - 21.15 m<sup>2</sup>

WC - 1.30 m<sup>2</sup>

Bedroom with shower 3 - 17 m<sup>2</sup>

WC - 1.45 m<sup>2</sup>

GITE 2 with private heated pool and garden area -

All on one level :

Kitchen / living & dining room 52.20 m<sup>2</sup>

Bedroom 1 - 12.30 m<sup>2</sup>

Bathroom with wc 5.75 m<sup>2</sup>

Garage/wood store - 13.40 m<sup>2</sup>

Store room - 12.20 m<sup>2</sup>

Store room - 19.95 m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: **3790 EUR**

## NOTES