

Excellent location for this stone built property with house, gite, pool, barn and garden near Verteillac.

EXCLUSIVE



## INFORMATION

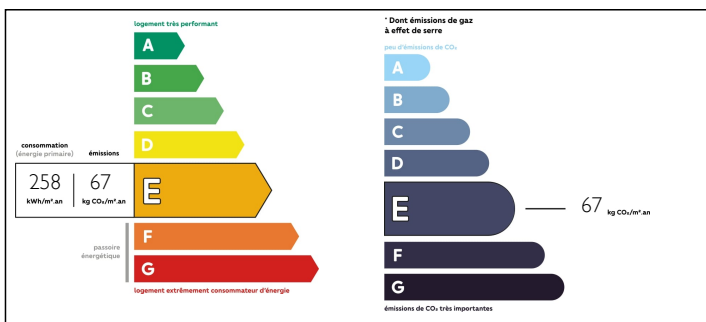
Town:	Verteillac
Department:	Dordogne
Bed:	5
Bath:	5
Floor:	260 m2
Plot Size:	5046 m2

## IN BRIEF

Ideally situated property with income potential. The main house has character with exposed stone and beams. The gite sleeps 8 and is a completely separate house with it's own garden.. Two minute drive to an active village with shops bars and restaurants . The plot is surrounded by a hedge assuring privacy and there are no immediate neighbours. Viewing recommended.



## 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.



## LOCAL TAXES

**Taxe foncière: 1138 EUR**

## NOTES

## DESCRIPTION

### Main house

Entrance 4 m2 with tiled floor

Kitchen 18.5m2 with wooden floor and fireplace.

Dining room 20m2 with wooden floor.

Living room 38m2 with wooden floor and stairs leading to the first floor.

### Upstairs

Bedroom 19m2

Bathroom modern bathroom with bath, shower and basin. Separate toilet.

### Second floor

Bedroom 30m2 under the eaves with shower room and toilet.

### Gite

Kitchen/diner 19m2

Living room 20m2

Shower room 4.5m2

Separate toilet

Room 7.5m2

### Upstairs

Bedroom 12.0m2

Bedroom 21.7m2

Office 7.5 m2 can be used as another bedroom.

Shower room with bidet and handbasin

Separate W.C.

Attached barn of 127m2, double height with electricity.

Independent outside covered building of 46m2 with electricity connected and built in brick barbecue. An ideal outdoor dining and entertaining area.

The plot is very private and not at all overlooked. There are no immediate neighbours.

There is a pool in the garden 11.5 x 5.5 to renovate. A large boules court is ready for playing !

Oil fired central heating in the main house.