

Beautiful stand alone property in an idyllic setting.

EXCLUSIVE



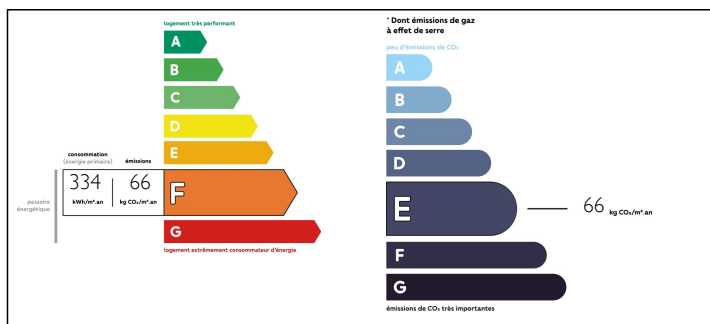
INFORMATION

Town:	Gout-Rossignol
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	6596 m2

IN BRIEF

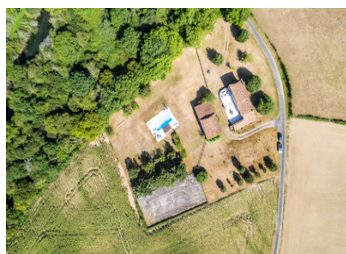
Beautiful property renovated to a very high standard. Nearest village is Verteillac, a very pretty and picturesque environment with trendy bars and restaurants. Angouleme 30 k with TGV links to Paris direct. Ribérac only 15k which is a bustling town with all amenities .

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

This superb property has the WOW factor! 3 bedrooms, 2 bathrooms, fully equipped kitchen and a lovely open plan living/dining room. Large outbuildings suitable for housing cars and possible workshop. Tennis court, swimming pool and pool house. Large terracing, and covered bbq area.

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

LOCAL TAXES

Taxe foncière: 904 EUR

NOTES