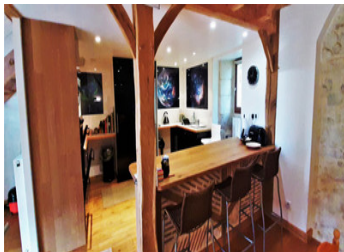
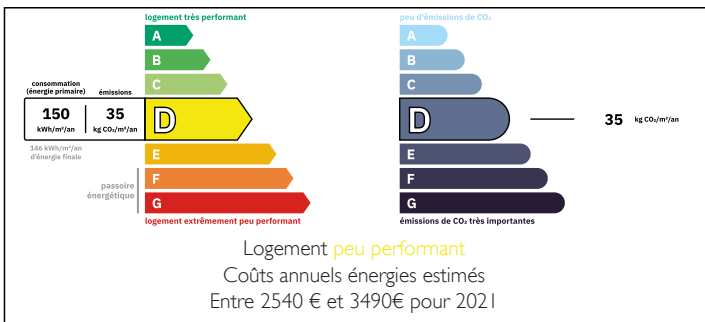


This beautifully renovated 5/6 bedroom house has fabulous south east views and is just 3km from Verteillac.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Martial-Viveyrol
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	251 m <sup>2</sup>
Plot Size:	13310 m <sup>2</sup>

IN BRIEF

In property in greater detail - :

Main house upstairs -  
Fitted kitchen, dining and living room with wood burning stove - 66.30 m<sup>2</sup>.  
Mezzanine/office space with built in cupboards - 9.25 m<sup>2</sup>.

Downstairs -  
Entrance hall - 16.25 m<sup>2</sup>  
Toilette - 1.50 m<sup>2</sup>  
Bedroom 1 with built-in wardrobe - 16.70 m<sup>2</sup>  
En-suite shower room with wc - 5.30 m<sup>2</sup>  
Bedroom 2 with built-in wardrobe - 16.30 m<sup>2</sup>  
En-suite shower room with wc - 5.35 m<sup>2</sup>  
Bedroom 3 with en-suite shower room - 9.45 m<sup>2</sup>.

Guest house downstairs -  
Kitchen / dining / living room with wood burning stove - 52.85 m<sup>2</sup>

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.

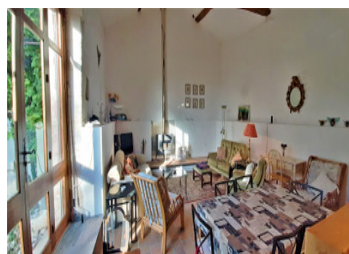
Covered balcony - 14.70 m<sup>2</sup>

Boiler room - 20.80 m<sup>2</sup>

Utility room - 7.10 m<sup>2</sup>

Storage space - 3.20 m<sup>2</sup>

Workshop - 26.50 m<sup>2</sup>.



## DESCRIPTION

This property has been beautifully and tastefully renovated. The house comprises on the top floor an open plan kitchen, dining and living room which has a wood burning stove, and on the ground floor there is a large entrance hall with toilet, 2 double bedrooms and 1 single bedroom all with en suite shower or bathroom. In a separate part of the property which can be used for guests there is a second kitchen which opens onto another living and dining room also with a wood burning stove, and above the kitchen area there is a mezzanine which can be used as another bedroom if required. Up a small flight of stairs from the living room there is a bathroom with toilet, a single bedroom and a very large double bedroom which has a door leading out onto the beautiful covered terrace that runs along part of the front of the house with fabulous views across the countryside. Under this terrace there is a boiler room that also has a water softener and another room that is currently used as a workshop and storage area, and there is also a utility room. The garden has a well and there is private parking for several cars. The property is approximately 3km from the village of Verteillac and only a 15 minute drive from Ribérac.

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

## LOCAL TAXES

**Taxe foncière: 1531 EUR**

**Taxe habitation: EUR**

## NOTES