

Stone house situated within a few minutes from Verteillac with bakers, superette, bars/restaurants.

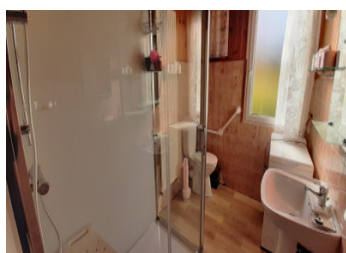
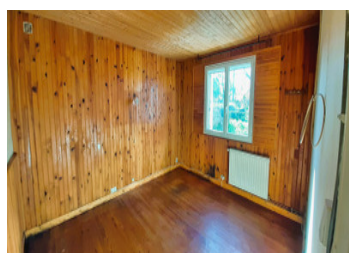


INFORMATION

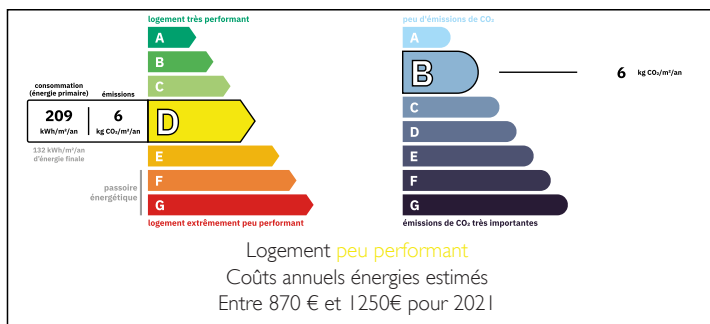
Town:	Verteillac
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	83 m2
Plot Size:	3184 m2

IN BRIEF

Old stone house of 83 m² comprising a fitted kitchen with tiled floor and fireplace that holds a wood burning stove/oven.. Living room, hallway leading to 2 bedrooms and a shower room with walk-in Italian shower, washbasin, toilet, heated towel rail and washing machine connection. Central heating with heat pump, including hot water production. PVC double-glazing, wooden shutters. Adjoining the house, a barn and garage with a concrete floor and an attic above. A former wine storehouse with attic above. A metal-clad hangar adjoining the cellar, divided into two parts. At the front, two former pigsties. Individual Compliant septic tank recently installed in November 2019. Garden completely fenced with fruit trees and driveway.

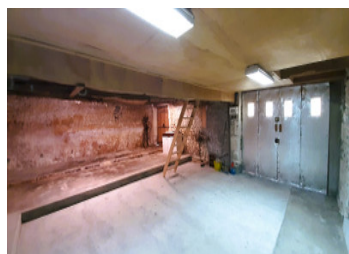


ENERGY - DPE



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

The Property in Greater detail -:

Kitchen / dining room - 23.55 m²
Living room - 24.15 m²
Bedroom 1 - 15.40 m²
Bedroom 2 - 15.40 m²
Shower room with toilette - 5.10 m².

Barn / Garage - 62.05 m²
Attic in 3 parts - 113.40 m²
Cellar - 17.50 (with attic)
Hanger in 2 parts - 68.90 m²
Two small pig sties.
Fenced garden of 3184 m² with fruit trees.

LOCAL TAXES

Taxe habitation: EUR

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

NOTES