

Beautiful quirky 5 bedroom house with lovely garden, a garage and well. The village is a 2-minute walk away.



INFORMATION

Town:	Verteillac
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	240.39 m2
Plot Size:	2696 m2

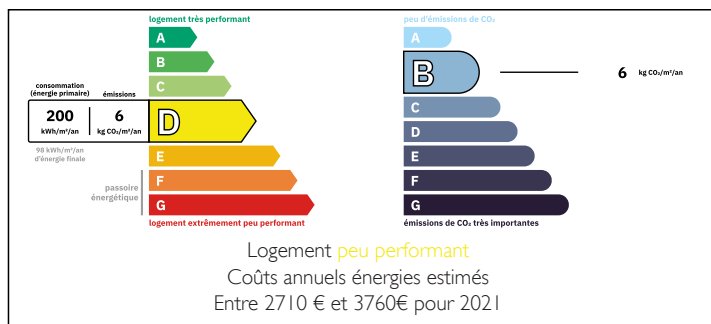


IN BRIEF

The property in detail :

Kitchen / dining room - 25.90 m² -
 Bedroom 1 / small lounge - 16.20 m²
 Corridor - 8.30 m²
 Shower room with wc - 5.30 m²
 Living room - 31.65 m²
 Corridor - 13.50 m²
 Bathroom with wc - 4.90 m²
 Room to finish - 31.65 m²
 Cellar - 35.10 m²
 Landing - 9.40 m²
 Living room with mezzanine - 34.65 m²
 Corridor - 8.30 m²
 Bathroom with wc - 6.70 m²
 Bedroom 2 - 19.85 m²
 Bedroom 3 - 13.60 m²
 Bedroom 4 - 36.55 m²
 Bedroom 5 - 19.10 m².

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.

Land tax 1600€.



DESCRIPTION

This tastefully renovated five-bedroom property is beautifully quirky and is conveniently situated on the outskirts of the village and down a tiny quiet lane that is just a two-minute walk from the centre of the village of Verteillac, with its shops, bars and restaurants.

The property was previously 4 cottages and there are a few stairs to negotiate throughout the property. The property is equipped with several reversible air conditioning (cold/hot) that can be controlled remotely via Wi-Fi, as well as two wood-burning stoves. A new septic tank was installed in 2023.

On the ground floor there is a large kitchen/dining room with doors leading out to the garden and patio areas, a snug/bedroom with wood-burning stove and a shower room with toilet. On the first floor, there is a beautiful living room with an open fireplace with a wood-burning stove, two bedrooms and a bathroom with toilet. Under the living room is a large cellar. The second part of the property also includes two bedrooms accessed via a separate external entrance, as well as a room on the ground floor that could be converted into a kitchen if required, and a bathroom with toilet. The garden is to the rear of the house and has pretty patios overlooking the garden and the pond (this pond could quite easily be converted into a plunge pool or even enlarged to make a lovely in-ground swimming pool !) On one side of the property, there...

LOCAL TAXES

Taxe foncière: 1 600 EUR

Taxe habitation: EUR

NOTES