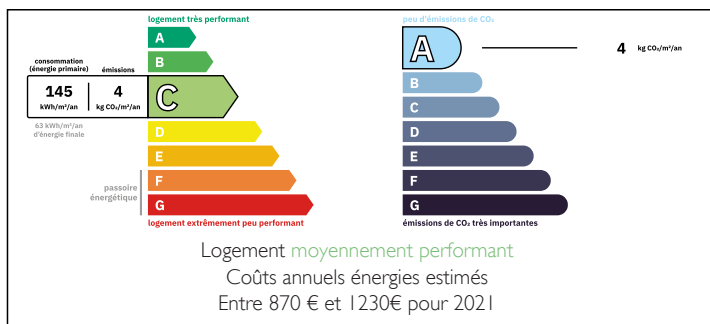


Pretty stone house bordered by wood at the gates of Vergt



ENERGY - DPE



INFORMATION

Town:	Vergt
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	110 m2
Plot Size:	95080 m2

IN BRIEF

Pretty stone house with outbuilding on the outskirts of Vergt.

House comprising :

Garden level: 1 fitted kitchen opening onto 1 living room, 1 bathroom with toilet, 1 bedroom.

First floor: 1 mezzanine with possibility of 2 bedrooms.

1 outbuilding.

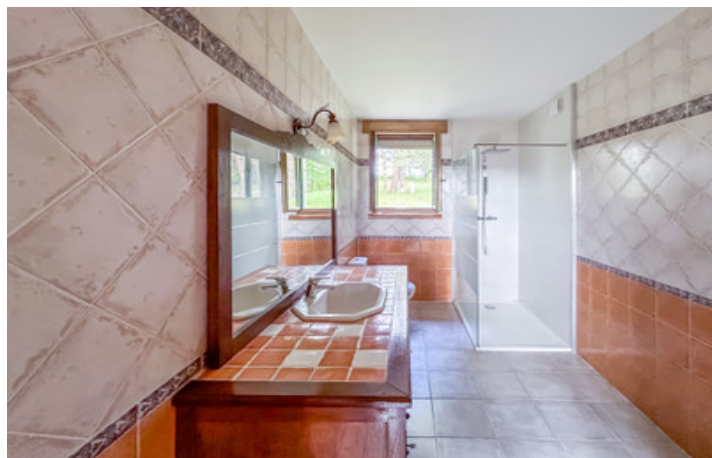
Property assets:

- 9.5 hectares of woods and meadows with three-hundred-year-old oak trees
- Uninterrupted view of nature
- Double-glazed aluminum exterior and wood interior frames
- Electric roller shutter
- Geothermal underfloor heating
- Classified C (Estimated annual energy costs between €870 and €1230)
- Property tax 794 €.

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.

secondary school.



DESCRIPTION

VERGT in the heart of Périgord.

Less than 20 minutes from Périgueux, 30 minutes from Bergerac and 120 kilometers from Bordeaux.

The town of Vergt has a population of 1,700 and numerous shops (bakeries, butchers, pharmacies, hairdressers, bars, restaurants, doctors, etc.), with a farmers' market every Friday.

There are also schools from kindergarten to secondary school.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES