

Charming, 2 bedroomed property with a lovely well maintained garden on the edge of a small village



INFORMATION

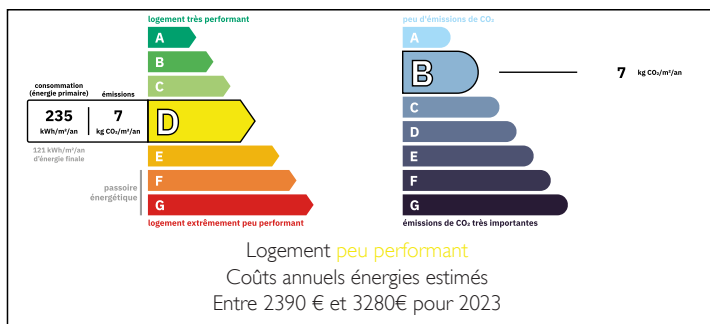
Town:	Verteillac
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	145.23 m2
Plot Size:	3875 m2



IN BRIEF

This property is situated in a pretty village, with a small bar/restaurant. The house could make a lovely family home, or could also be used as a holiday home. There are two gated entrances to the house. The garden is plenty big enough to have a swimming pool installed. To the back of the house is a terrace area that over looks the garden, and there is a second terrace area to the front of the property. One enters into the large kitchen with a wood burning stove, from the kitchen there is a large living and dining room with high ceiling, large windows and a mezzanine that is currently used as a third bedroom and office space. There is a hallway that leads to the shower room with wc, plus a separate wc, the second bedroom and...

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 house in detail :

Kitchen - 23.50 m²

Living / dining room - 61.50 m²

Bedroom - 15.60 m²

Bedroom - 9.75 m²

Shower room with wc - 12.90 m²

WC - 2.10 m²

Utility room - 6.20 m²

Mezaninne - 38.80 m² (with slanting ceiling)

Attic room - 26.50 m² (with slanting ceiling).

Garden 3875 m².

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

LOCAL TAXES

Taxe foncière: 280 EUR

Taxe habitation: EUR

NOTES