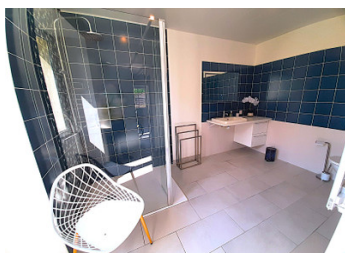


Recently converted barn beautifully renovated with taste. Small enclosed garden and front terrace.



## INFORMATION

Town:	Bouteilles-Saint-Sébastien
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	133 m2
Plot Size:	437 m2



## IN BRIEF

The property in Detail :

Downstairs.

Open plan kitchen, dining and living room - 46 m<sup>2</sup>

Master bedroom - 20.40 m<sup>2</sup>

En-suite shower room with wc - 10.25 m<sup>2</sup>

Utility room - 4.35 m<sup>2</sup>.

Upstairs.

Landing - 8 m<sup>2</sup>

Bedroom - 20.40 m<sup>2</sup>

bedroom - 15.45 m<sup>2</sup>

Bedroom - 13.50 m<sup>2</sup>

Shower room - 6.65 m<sup>2</sup>

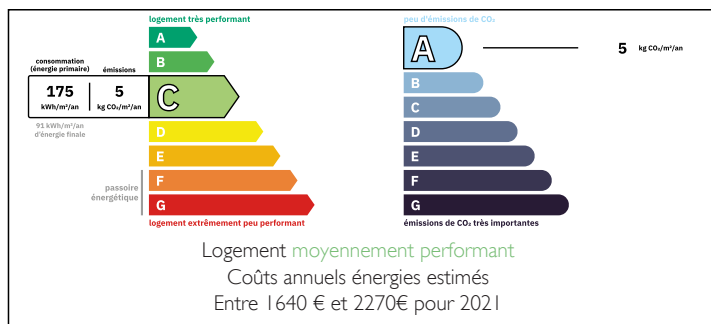
WC - 2.50 m<sup>2</sup>.

Outside.

Garden and terraced area.

Wooden garden shed.

## 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

This beautifully and tastefully renovated barn is just lovely with absolutely no work required at all, just move in and start enjoying your new home ! You'll feel right at home as soon as you enter the house with it's open plan kitchen, dining room and lounge with a fireplace. The ground floor also has a beautiful master bedroom with fitted wardrobes and a large en-suite shower room with toilet. Tucked away under the stairs is the utility room which also houses the electric hot water heater and the plumbing for the washing machine. Upstairs there is a landing leading to 3 very good sized bedrooms, 2 of which have fitted wardrobes. There is also a small room which could very easily be converted into a dressing room, or kept as a storage room. There is also a shower room upstairs and a separate toilet with wash basin. Outside there is a terraced area to the front of the house and to the side of the house there is a flat lawned area with a small wooden garden shed. The property is very close to the lively village of Verteillac with its bakers, small supermarket that is actually not that small, plus bars, restaurants a bank, a post office, newsagents and weekly Saturday morning market and not forgetting the wonderful and renowned monthly brocante.

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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: 530 EUR**

**Taxe habitation: EUR**

## NOTES