

160m house in need of renovation with 3 bedrooms on a magnificent 5,840m wooded plot



INFORMATION

Town:	Verteillac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	157 m2
Plot Size:	5840 m2

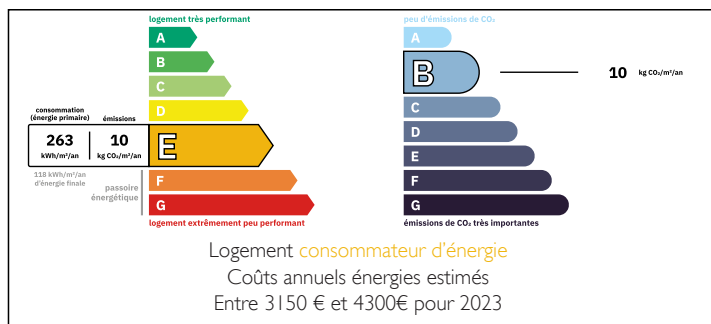
IN BRIEF

In a hamlet, 600m from Verteillac, a lively village with many shops and festive events, a 157m² house in need of refurbishment but perfectly habitable, set on a magnificent wooded plot with fruit trees.

The house already has three bedrooms, and it is possible to create a fourth. It is also possible to divide it into two separate properties, as there are already two kitchens with two separate entrances.



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 comprises two kitchens opening onto the outside, a living room (lounge/dining room), a shower room, and a toilet on the ground floor.

Upstairs, two staircases lead to one bedroom on one side and two bedrooms with a bathroom and a separate toilet on the other.

Convertible attic space to create an additional bedroom.

Non-conforming septic tank.

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

LOCAL TAXES

Taxe foncière: 701 EUR

Taxe habitation: EUR

NOTES