

Under offer Beautifully renovated 3 bedroom house with pool



INFORMATION

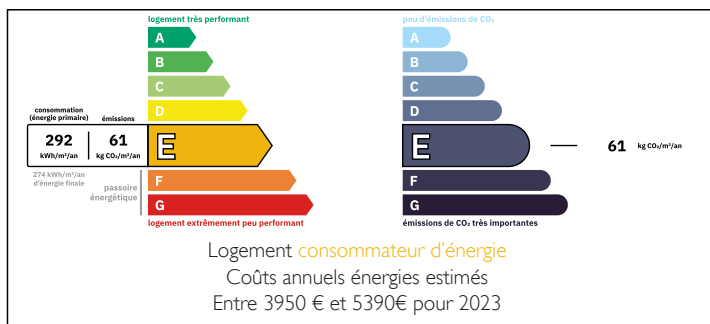
Town:	Verteillac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	128 m2
Plot Size:	2000 m2

IN BRIEF

Beautifully renovated 3-bedroom property with a swimming pool, ideally located near shops, restaurants, and local amenities. Featuring one bathroom and a shower room, it also offers a proven and highly successful holiday rental business, fully booked during the summer months. Situated just 40 minutes from Angoulême and Périgueux.



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 renovated property offers the perfect blend of comfort, style, and convenience. Featuring three bedrooms, one bathroom, and a separate shower room, along with a private swimming pool, it is ideal for both relaxing and entertaining.

The property also benefits from a proven track record as a successful holiday rental business, consistently fully booked throughout the summer months—making it an excellent investment opportunity.

Located close to local shops, restaurants, and bars, everything you need is within easy reach. The surrounding area offers a wide range of activities, perfect for both full-time living and holiday stays. Essential services, including doctors and other amenities, are also nearby.

Ideally situated, the property is just 40 minutes from Angoulême and Périgueux—two vibrant cities known for their culture, history, and charm. Angoulême also provides access to a high-speed train station, offering excellent connections to major destinations.

A fantastic opportunity to enjoy a peaceful lifestyle with strong rental potential.

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

LOCAL TAXES

Taxe foncière: 1323 EUR

Taxe habitation: 1016 EUR

NOTES