

A traditional single-storey house in the countryside around Vergt. 20 minutes from Périgueux



## INFORMATION

Town:	Vergt
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	124 m <sup>2</sup>
Plot Size:	7000 m <sup>2</sup>



## IN BRIEF

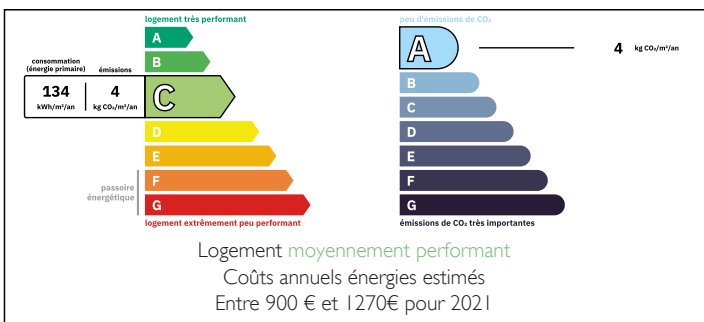
Single-storey home of approximately 145 m<sup>2</sup>, set in a charming hamlet, enjoying open views over the surrounding countryside.

The property features a bright and spacious living area with an open-plan kitchen and wood-burning stove. Two large sliding doors open onto a south-facing terrace, perfect for enjoying outdoor living throughout the year.

The sleeping area includes three bedrooms, one of which benefits from an en-suite bathroom, as well as an independent shower room and separate WC. An entrance hall and a utility/laundry room complete the layout, ensuring practical day-to-day living.

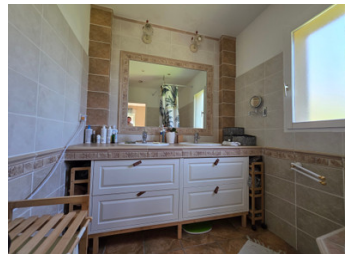
Set on a plot of over 7,000 m<sup>2</sup>, the property also offers several outbuildings, including a workshop, a chicken coop, and a chalet of approximately 17 m<sup>2</sup>, providing great potential for storage, hobbies, or

## 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

Located just 5 km from local shops, this property enjoys a peaceful and private setting in the heart of nature, with only one nearby neighbour. Set on a large plot, it offers excellent potential for a fulfilling rural lifestyle.

The house provides approximately 124 m<sup>2</sup> of single-storey living space. A stylish aluminium front door opens onto an entrance hall leading to a spacious utility room, the sleeping area, and a bright living space of around 44 m<sup>2</sup> with an open-plan kitchen and wood-burning stove. This area opens directly onto a 30 m<sup>2</sup> south-facing terrace, ideal for outdoor living and entertaining.

The night area comprises three bedrooms, including a master bedroom with en-suite bathroom, as well as an independent shower room and separate WC.

Outside, the property continues to impress with a 25 m<sup>2</sup> wood shelter/workshop, a 17 m<sup>2</sup> chalet, a greenhouse, and water collection systems, offering both practicality and sustainability.

Additional features include geothermal underfloor heating, ensuring comfort and energy efficiency throughout the year.

Renovated in 2006, this home offers many appealing features and great potential.

A truly unique highlight: the land also includes a natural cave and a spring, adding character and charm to this exceptional property.

Private parking available for 2 to 3 vehicles.

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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:	900 EUR
Taxe habitation:	EUR

## NOTES