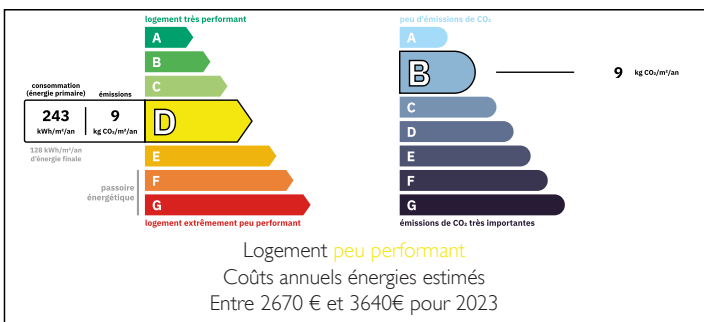


Village house with 3 bedrooms, large garden & small outbuilding

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Verteillac
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	113 m ²
Plot Size:	3955 m ²

IN BRIEF

Situated in the popular village of Verteillac, in the north of the Dordogne, this terraced property offers far more than first impressions suggest. While the façade is modest, the house opens out at the rear onto a generous plot of land, creating a real sense of space and opportunity.

Previously used as a permanent residence, the property is habitable immediately but would benefit from updating, allowing a new owner to modernise to their own taste.

With electric heating, an energy rating of D, insulated loft space, and a range of flexible living areas, this is an excellent opportunity for a main home, holiday property, or investment project.

While there is no dedicated parking at the front of the property, the land to the rear backs onto a road, offering the possibility to create vehicular access and

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 is arranged over two floors and offers a versatile layout with several reception spaces and direct access to the garden.

Ground Floor:

You enter directly into the kitchen (16m²), which includes a sink and existing units. While in need of modernisation, it is functional and can be used as it stands.

From the kitchen, you move into the dining room (25m²), a spacious central room featuring an open fireplace, access to a cellar (8m²) beneath the property, and a pantry/store room (16m²) to the rear. A staircase from here leads to the first floor.

Also off the kitchen is an additional reception room (14.6m²), ideal as a snug, office, or potential extension of the kitchen space.

This room leads into a glazed veranda (16m²), creating a bright transitional space between the house and the garden.

From the veranda, a door opens directly onto the outdoor space.

First Floor:

A hallway (6.1m²) provides access to three bedrooms:

- Bedroom 1 (14.7m²) – window to the front
- Bedroom 2 (13.2m²) – window to the rear
- Bedroom 3 (12.4m²) – window to the front

Each bedroom benefits from an adjacent storage cupboard (2.2m²) located off the hallway. These spaces offer excellent potential to create en-suite shower rooms or additional integrated storage without reducing the bedroom sizes.

Exterior:

LOCAL TAXES

Taxe habitation:

EUR

NOTES