

Beautiful home with two lovely gîtes each with its own pool. Stunning views and walking distance to village.



INFORMATION

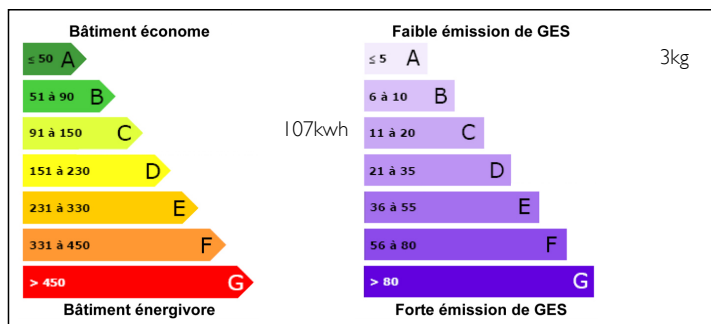
Town:	Verteillac
Department:	Dordogne
Bed:	8
Bath:	6
Floor:	347 m2
Plot Size:	3900 m2

IN BRIEF

Turnkey business including a lovely family home and two superb gîtes, all in excellent condition. Exceptional setting with outstanding views, and all this with no close neighbours! Walking distance to the lively village of Verteillac with its bars, restaurants, weekly market and monthly brocante! If you are looking for an up and running successful business then this is the property for you! Angoulême LGV station 47km Périgueux 41km Bergerac airport 79km Limoges airport 102km Bordeaux airport 138km.



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.



LOCAL TAXES

Taxe foncière: **3790 EUR**

NOTES

DESCRIPTION

MAIN HOUSE -

Downstairs :

Kitchen - 29.70 m²

Living room - 21.55 m²

Utility - 14.75 m²

Store room - 6.20 m²

First floor :

Hall/landing area - 15 m²

Bath & shower room - 10.20 m²

Bedroom 1 - 17.05 m²

Bedroom 2 - 11.60 m²

Top floor :

2 further bedrooms and shower room with wc.

GITE 1 -

Downstairs :

Kitchen 25 m²

Living & dining room - 41.30 m²

Hall - 3.75 m²

WC - 1.50 m²

Bathroom - 5.10 m²

Upstairs :

Shower room 4.85 m²

Hall - 12 m²

Bedroom 1 - 13.30 m²

Bedroom with shower 2 - 21.15 m²

WC - 1.30 m²

Bedroom with shower 3 - 17 m²

WC - 1.45 m²

GITE 2 -

All on one level :

Kitchen / living & dining room 52.20 m²

Bedroom 1 - 12.30 m²

Bathroom with wc 5.75 m²

Garage/wood store - 13.40 m²

Store room - 12.20 m²

Store room - 19.95 m²