

150m2 house with 4 bedrooms, 120m2 barn and pool on 1000m2 of land



INFORMATION

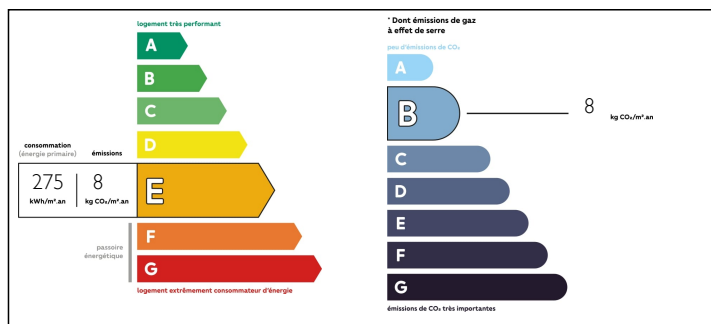
Town:	Verteillac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	150 m2
Plot Size:	1000 m2



IN BRIEF

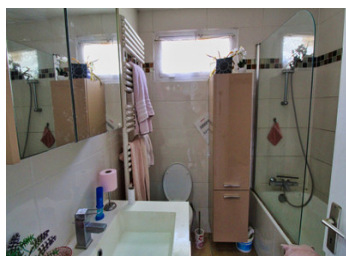
Charming stone house of 150 m2 in the heart of a rural village 3.5km from Verteillac. The swimming pool facing south-west offers an unobstructed view of the heart of the village and its Romanesque church. On the ground floor, a pleasant and light kitchen / dining room, opens onto a living room, a spacious bedroom as well as a shower room and WC complete the ensemble. On the first floor, there are three bedrooms and an additional shower room. From the ground floor, the barn and garage are accessed via a charming green courtyard. There are three private parking spaces and a communal parking space nearby.

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

Ground floor :

An entrance - fully equipped kitchen - dining area of 27 m2 .

A 25,5 m2 sitting room with a fireplace (wood burner)

A 26.5 m2 bedroom.

A shower room and separate toilet of 6 m2 in total.

On the first floor:

Bedroom 2: 12,7 m2

Bedroom 1: 28m2

Bedroom 3: 10 m2

Shower room with WC: 3 m2

Barn of 120m2 on the ground

Swimming pool 4x8

Total land 1000m2

Electric heating, double glazing, septic tank

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

NOTES