

A gem of a property in a peaceful setting, over looking, and within easy walking distance to Verteillac!

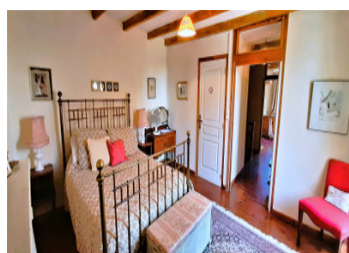
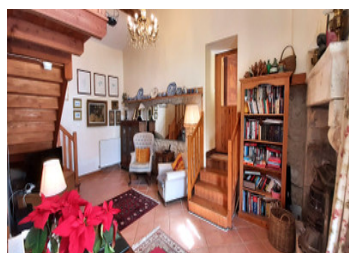
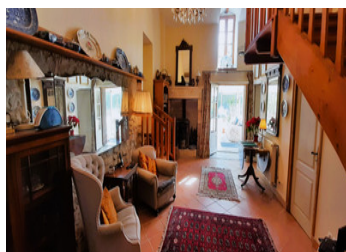


INFORMATION

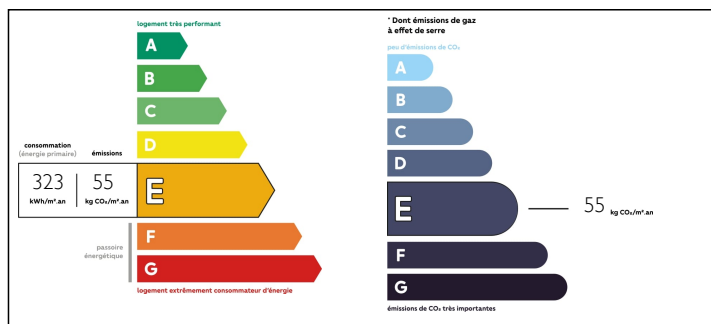
Town:	Verteillac
Department:	Dordogne
Bed:	5
Bath:	5
Floor:	188 m ²
Plot Size:	2926 m ²

IN BRIEF

The property in greater detail : - Downstairs - Entrance hall - 9.60 m² Kitchen - 20 m² Snug - 20 m² cellar - 15.75 m² Living room - 24.90 m² Conservatory - 20 m² Bedroom 1 - 14.05 m² Ensuite shower room and toilet - 5.60 m² Toilet - 2.90 m² Upstairs - Bedroom 2 - 13.20 m² En-suite bathroom and toilet - 8.90 m² Bedroom 3 - 11.60 m² En-site shower room with toilet - 3.80 m² Bedroom 4 - 14.85 m² En-suite shower room with toilet - 2.44 m² Bedroom 5 - bathroom with bath and toilet open to the bedroom - 16 m². Heated swimming pool with security fencing and gate 10 x 5 and steps with hand rail leading down into the pool. Solar cover. Pig styes with pool pump and sand filter, and large enough to store garden tools. Well Garden of approximately 2926 m² Septic tank compliant in 2021. Gas central heating.



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: 2200 EUR

NOTES

DESCRIPTION

If you are looking for a property in a peaceful and private setting yet not isolated set between open fields with a southerly aspect at the end of a chemin rural then this is the property for you !

The village of Verteillac with amenities is within walking distance, and if you should be looking to start a business then this property could make a wonderful B & B !

The property and house :

One enters the property through the electric gates into a gravelled courtyard and garden with many mature trees plus fruit trees. On one side of this courtyard is the heated swimming pool, and to the other side in a lovely shady spot with two fishponds with water lilies and goldfish.

One enters the house into an entrance hall, to one side there is the large country kitchen, and a small sitting room with a wood burning stove and underneath is a wine cellar. Stairs go up to three of the bedrooms and bathrooms. To the other side of the entrance hall is a sitting room and a downstairs bedroom with its own en-suite shower room and toilet fitted out for people that are handicapped. There is also a separate toilet. To the front of this sitting room is the lovely conservatory. Stairs go from the sitting room up to the fifth bedroom with it's en-suite bathroom and toilet.

Outside :

To the front of the small sitting room there is a lovely...