

House on the outskirts of Verteillac with a good sized fenced garden, a large garage. Recent heat pump 2023.

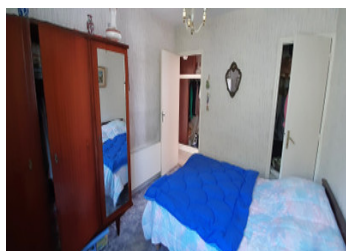
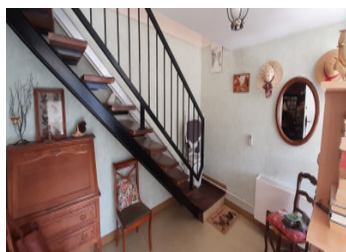
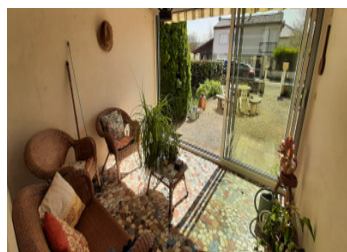


## INFORMATION

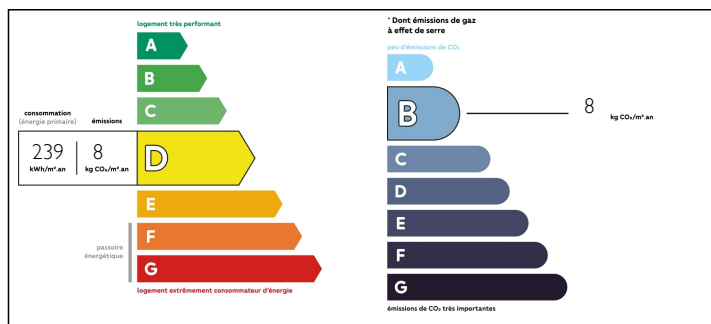
Town:	Verteillac
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	92 m2
Plot Size:	852 m2

## IN BRIEF

This 2 bedroomed house built in 1971 is just a few minutes walk to the village of Verteillac. The wrap around garden is very well maintained. There is a large ground floor garage with a utility room and a small downstairs office/bedroom. The roof was renewed in 2016, and there is new insulation in the attic that was replaced in 2019. To the front of the house is a lovely sunny veranda with a new sliding double glazed door that was replaced in October 2023. The house has double glazing throughout, except for the window in the downstairs office/bedroom. One enters the house into the veranda and goes upstairs to the living/dining room, kitchen, bedrooms and new shower room (there is an electric Stannah chair for people with reduced mobility to get upstairs).

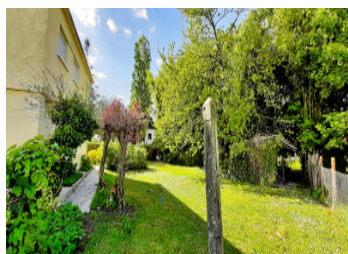
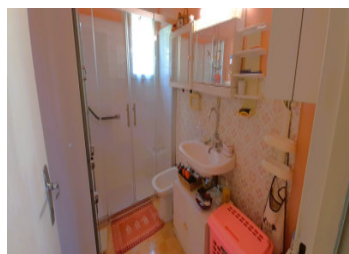


## ENERGY - DPE



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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 in greater detail -:

Downstairs -

Veranda - 9.50 m<sup>2</sup>

Entrance hall - 9.10 m<sup>2</sup>

Garage and a utility space - 46.60 m<sup>2</sup>

Office / bedroom - 7.40 m<sup>2</sup>

Upstairs -

Kitchen - 8.70 m<sup>2</sup>

Living / dining room - 29.50 m<sup>2</sup>

WC - 1.20 m<sup>2</sup>

Hall - 2.75 m<sup>2</sup>

Shower room - 4.25 m<sup>2</sup>

Bedroom 1 - 10.55 m<sup>2</sup>

Bedroom 2 - 9.75 m<sup>2</sup>.

Garden of 852 m<sup>2</sup>

Small hanger for wood storage.

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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: **753 EUR**

## NOTES