

Excellent location for this stone built property with house, gite, pool, barn and garden near Verteillac.



EXCLUSIVE

INFORMATION

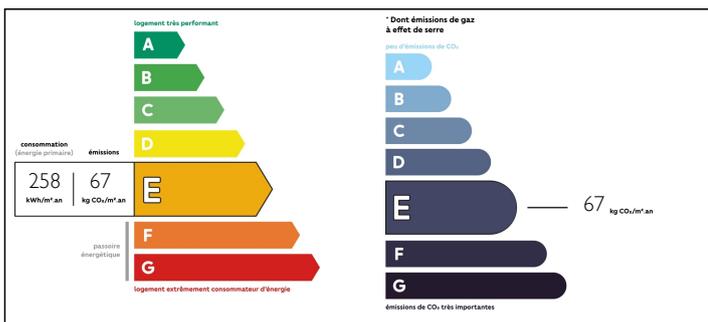
Town:	Verteillac
Department:	Dordogne
Bed:	5
Bath:	5
Floor:	260 m2
Plot Size:	5046 m2

IN BRIEF

Ideally situated property with income potential. The main house has character with exposed stone and beams. The gite sleeps 8 and is a completely separate house with it's own garden.. Two minute drive to an active village with shops bars and restaurants . The plot is surrounded by a hedge assuring privacy and there are no immediate neighbours. Viewing recommended.

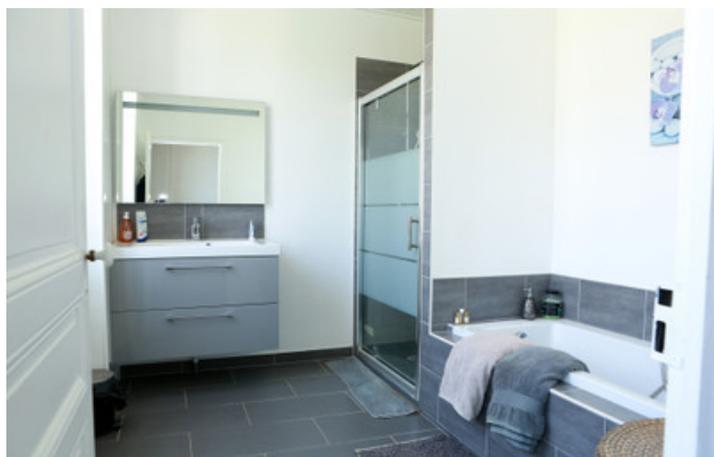


ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière:

1138 EUR

NOTES

DESCRIPTION

Main house

Entrance 4 m² with tiled floor

Kitchen 18.5m² with wooden floor and fireplace.

Dining room 20m² with wooden floor.

Living room 38m² with wooden floor and stairs leading to the first floor.

Upstairs

Bedroom 19m²

Bathroom modern bathroom with bath, shower and basin. Separate toilet.

Second floor

Bedroom 30m² under the eaves with shower room and toilet.

Gite

Kitchen/diner 19m²

Living room 20m²

Shower room 4.5m²

Separate toilet

Room 7.5m²

Upstairs

Bedroom 12.0m²

Bedroom 21.7m²

Office 7.5 m² can be used as another bedroom.

Shower room with bidet and handbasin

Separate W.C.

Attached barn of 127m², double height with electricity.

Independent outside covered building of 46m² with electricity connected and built in brick barbecue. An ideal outdoor dining and entertaining area.

The plot is very private and not at all overlooked. There are no immediate neighbours.

There is a pool in the garden 11.5 x 5.5 to renovate. A large boules court is ready for playing !

Oil fired central heating in the main house.