

17th century house of 160m² with 3 gites, swimming pool, 2 barns, 1 workshop on 7300m² of land



INFORMATION

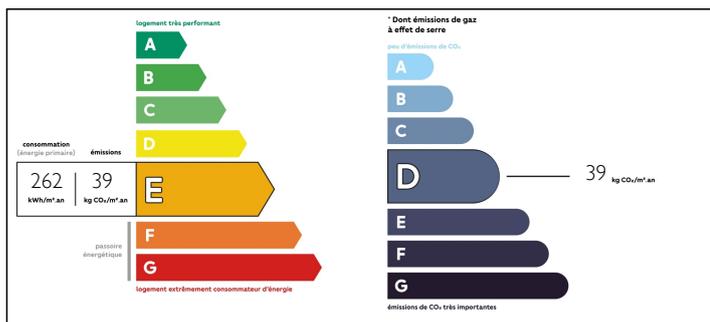
Town:	Verteillac
Department:	Dordogne
Bed:	10
Bath:	5
Floor:	390 m ²
Plot Size:	7000 m ²



IN BRIEF

Set in 7300m² of parkland with beautiful views over the Périgord countryside, this property comprises a main house of 160m² with 3 bedrooms and 3 fully-equipped gites (60, 72 and 100m²) with a total of 7 double bedrooms opening onto a large, peaceful central courtyard. There is also a heated swimming pool, 2 barns, 1 workshop and small private gardens. 3km from Verteillac for local shops, 10km from Ribérac for medical practice, supermarket..., 1h50 from Bordeaux international airport, 1h from Bergerac airport and 45mn from Angoulême SNCF station

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

Main house 160m² approx.

Ground floor:

Entrance hall with beautiful staircase leading to the first floor: 8m²

Fully equipped dining kitchen: 21m²

Living room with fireplace and wood burner: 21m²

The living room and kitchen open onto a private garden with terrace area.

1st floor:

Hallway with office area: 8m²

Bedroom 1: 16m²

Bedroom 2: 15m²

Shower room: 6m²

2nd floor:

Large room converted into bedroom (floor to be finished): 38m²

Full bathroom: 12m²

House on septic tank (work to be planned but no complete change).

Gas and wood heating.

Gite 1: approx. 100m²

Ground floor

Living room with fireplace and wood-burning stove: 26m²

Semi-equipped kitchen: 11m²

Small private landscaped garden

Basement :

Full bathroom: 7m²

Small airlock: 4m²

Landing: 6m²

Upper floor:

Bedroom 1: 13.5m²

Bedroom 2: 13m²

Gite on septic tank (work to be planned)

Gas and wood heating

Gite 2 : 60m²

Ground floor

Living room with kitchen area and fireplace with wood-burning stove: 29.5m²

Small private garden

Corridor leading to bedrooms and shower room:

NOTES