

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

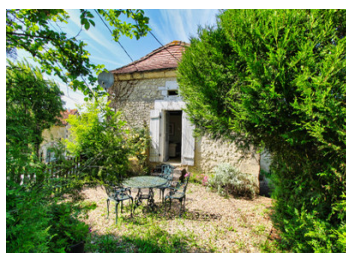
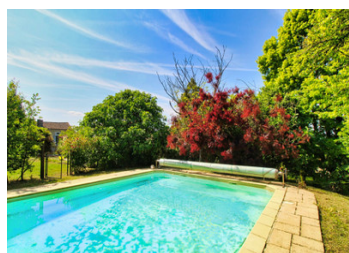
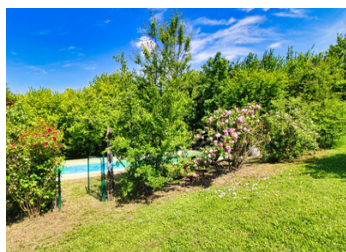


## INFORMATION

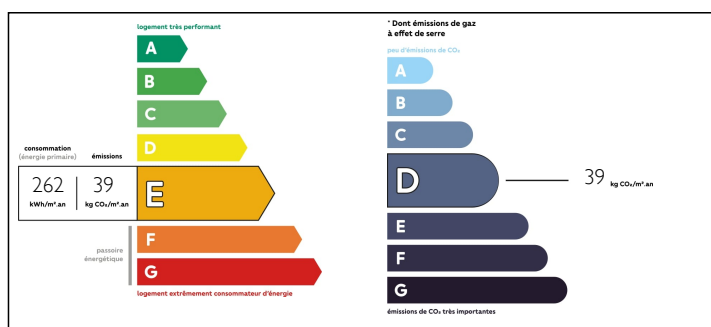
Town:	Verteillac
Department:	Dordogne
Bed:	10
Bath:	5
Floor:	390 m2
Plot Size:	7000 m2

## 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