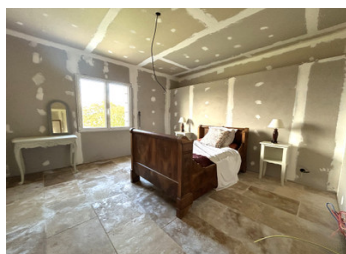


Ideal for families or investment: house + barn 3 minutes from Vergt



INFORMATION

Town:	Vergt
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	113 m2
Plot Size:	974 m2

IN BRIEF

Property complex with renovated house and barn – Vergt (24380)

Located in the heart of a quiet hamlet, just 3 minutes from Vergt and all its amenities, this property offers a pleasant and functional living environment. It consists of a renovated house of 110 m² to be completed and a barn of 57 m² on a building plot of 670 m².

Ideal as a family home or rental investment.

The property's assets

Recent, high-quality restoration

New roof

Open-plan, fitted kitchen

Travertine flooring

670 m² building plot

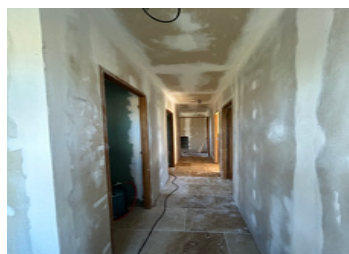
Barn offering great potential

ENERGY - DPE

DPE not required.

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

- 110 m² house currently being restored

Ground floor:

Fully equipped open-plan kitchen

Bright living/dining room

Utility room with WC

First floor:

3 bedrooms, one with a balcony

Shower room

Separate WC

- 57 m² barn + 22 m² mezzanine

Ideal for storage, workshop or garage project

Location

3 minutes from Vergt (all shops and services)

20 minutes from Périgueux

10 minutes from the Créa Vallée shopping centre

10 minutes from the A89 motorway

34 minutes from Bergerac airport

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES