

Beautiful four-bedroom home with two independent gîtes, each featuring a private heated pool,



INFORMATION

Town:	Verteillac
Department:	Dordogne
Bed:	8
Bath:	6
Floor:	347 m2
Plot Size:	3900 m2

IN BRIEF

Superb Property With Exceptional Income Potential
This beautiful property offers a rare combination of charm, privacy, and proven rental income. The property comprises:

A spacious 4-bedroom main house

A 3-bedroom gîte with its own private heated pool and enclosed garden

A 1-bedroom gîte, also featuring a private heated pool and separate garden

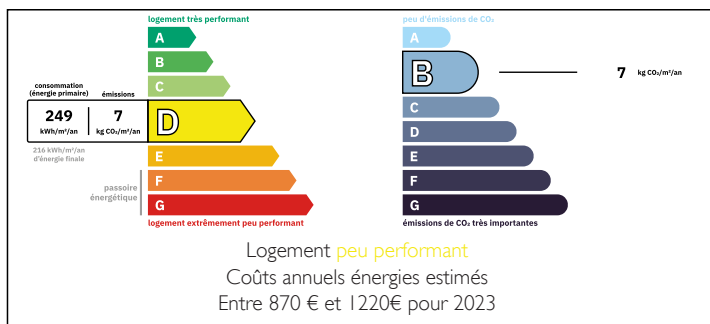
Set in an idyllic position with panoramic views, the property is surrounded by beautifully maintained grounds, including mature fruit trees and a productive vegetable garden. With no close neighbours, the setting is wonderfully peaceful—an ideal retreat for holidaymakers seeking tranquillity.

Despite its privacy, the property is just a short walk from the vibrant village of Verteillac, known for its welcoming bars, restaurants, a weekly market, and a popular monthly brocante.

An exceptional opportunity to acquire a charming



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 -

Downstairs :

Kitchen - 29.70 m²

Living room - 21.55 m²

Utility - 14.75 m²

Store room - 6.20 m²

First floor :

Hall/landing area - 15 m²

Bath & shower room - 10.20 m²

Bedroom 1 - 17.05 m²

Bedroom 2 - 11.60 m²

Top floor :

2 further bedrooms and shower room with wc.

GITE 1 with private heated pool and garden area -

Downstairs :

Kitchen 25 m²

Living & dining room - 41.30 m²

Hall - 3.75 m²

WC - 1.50 m²

Bathroom - 5.10 m²

Upstairs :

Shower room with wc - 4.85 m²

Hall - 12 m²

Bedroom 1 - 13.30 m²

Bedroom with shower 2 - 21.15 m²

WC - 1.30 m²

Bedroom with shower 3 - 17 m²

WC - 1.45 m²

GITE 2 with private heated pool and garden area -

All ground level :

Kitchen / living & dining room 52.20 m²

Bedroom 1 - 12.30 m²

Bathroom with wc 5.75 m²

Garage/wood store - 13.40 m²

Store room - 12.20 m²

Store room - 19.95 m²

LOCAL TAXES

Taxe foncière: **3790 EUR**

NOTES