

Nicely renovated house with a gîte, a garage/workshop and lovely open countryside views. Close to Verteillac

EXCLUSIVE



## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Coutures            |
| Department: | Dordogne            |
| Bed:        | 4                   |
| Bath:       | 3                   |
| Floor:      | 208 m <sup>2</sup>  |
| Plot Size:  | 2550 m <sup>2</sup> |

## IN BRIEF

Property details.

Main house.

Kitchen / dining / breakfast room: 21.55 m<sup>2</sup>

Living / dining room: 28.95 m<sup>2</sup>

Hall: 5 m<sup>2</sup>

Bathroom with bath, shower and WC: 9.36 m<sup>2</sup>

Utility room: 3.85 m<sup>2</sup>

Corridor: 3.45 m<sup>2</sup>

Bedroom: 12.25 m<sup>2</sup>

Bedroom with sitting area: 18.20 m<sup>2</sup>

Corridor: 10.35 m<sup>2</sup>

Storage space: 4.20 m<sup>2</sup>

Corridor: 4.50 m<sup>2</sup>

Bedroom: 13.45 m<sup>2</sup>

Shower room with WC: 4.65 m<sup>2</sup>

Dressing room: 5.10 m<sup>2</sup>

Gîte (independent accommodation)

Ground floor

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.

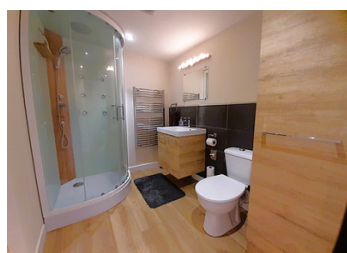
Outbuildings

Garage/workshop\* 103 m<sup>2</sup>

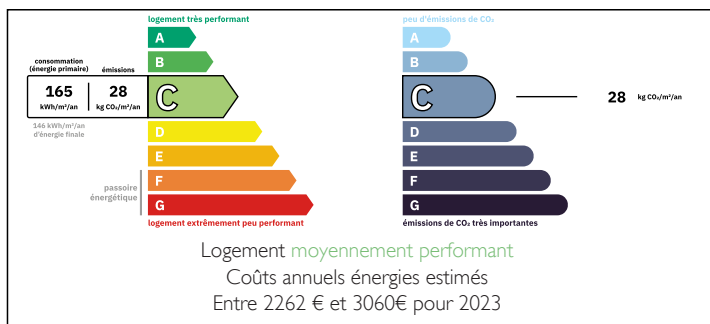
Storage room: 5.95 m<sup>2</sup>

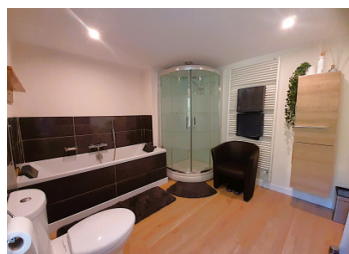
Potting shed with additional storage

Grounds



## ENERGY - DPE





## LOCAL TAXES

Taxe foncière: 1381 EUR

## NOTES

## DESCRIPTION

Set just outside the charming village of Coutures, this very nicely renovated property enjoys stunning open views across the surrounding countryside and offers both a spacious main residence and an independent one-bedroom gîte.

The main house is thoughtfully designed on a single level and features three generously sized bedrooms. The principal bedroom benefits from its own en-suite shower room and dressing area, while another bedroom includes a delightful sitting area and built-in storage cupboard. A large family bathroom with both a bath and separate shower, along with a WC, serves the remaining bedrooms.

At the heart of the home is a fully equipped kitchen that flows seamlessly into the spacious living and dining area. A double-sided wood-burning stove creates a warm and welcoming atmosphere throughout both rooms, complemented by oil-fired central heating for year-round comfort.

Practical features include a utility room with a sink and plumbing for both a washing machine and tumble dryer, in the corridor there is a large and useful storage cupboard. A door from the corridor provides direct internal access to the garage and workshop, particularly convenient during wet weather.

The separate one-bedroom gîte offers an excellent opportunity for guest accommodation or holiday rental income. It benefits from electric underfloor heating and additional electric radiators. The ground floor comprises an attractive living room with doors opening onto a sunny south-facing terrace, a fully fitted kitchen with dining area, and a shower room with WC. From the kitchen, a beautiful and very sturdy cast-iron spiral...