LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45174JJE24 Price: 256 800 EUR

agency fees included: 7 % TTC to be paid by the buyer (240 000 EUR without fees)

**House with 3 bedrooms & two bedroom gîte, garage barn and garden. Very peaceful setting close to Verteillac.**

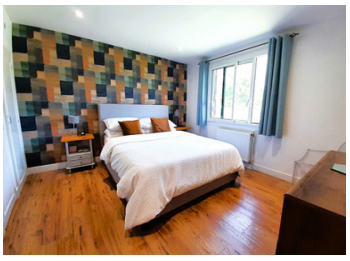






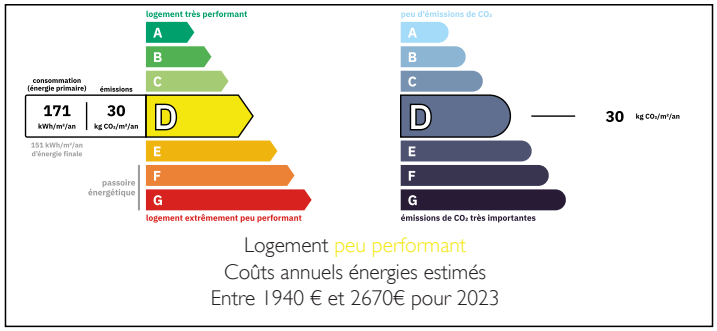








## ENERGY - DPE




Logement peu performant
Coûts annuels énergies estimés
Entre 1940 € et 2670€ pour 2023

## INFORMATION

| | |
|---|---|
| **Town:** | **Saint-Martial-Viveyrol** |
| **Department:** | **Dordogne** |
| **Bed:** | **5** |
| **Bath:** | **3** |
| **Floor:** | **173 m2** |
| **Plot Size:** | **10480 m2** |

## IN BRIEF

The property in detail :

The main house -
Kitchen - 14.80 m²
Living and dining room - 30.40 m²
Wc - 1.80 m²
Utility room - 8.55 m²
Corridor - 4.75 m²

Upstairs -
L-shapped corridor - 10.15 m²
Bedroom with doors to balcony - 16.85 m²
Bedroom - 10.60 m²
Bedroom - 12.70 m²
En-suite shower room 4.70 m²
Family bath/shower room - 7.25 m²

Gîte -
Kitchen - 8.95 m²
Living and dining room - 16.80 m²

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.

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Gas central heating in the main house and electric radiators in the gîte
Water softeners for each house.
Electric hot water heaters in each house.

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## LOCAL TAXES

**Taxe foncière:** **1149 EUR**

## NOTES

## DESCRIPTION

This property, which has been very well maintained, comprises a three-bedroom main house, a separate two-bedroom guest gîte, and several outbuildings. Set on a large plot, it enjoys superb uninterrupted views over the surrounding countryside.

The main house features, on the ground floor, an open-plan kitchen leading into the dining room and living room. French doors open onto the large garden at the rear of the house, and a lovely terrace area at the side of the house. Upstairs, there are three spacious bedrooms, one of which has an en-suite shower room, as well as a family bathroom equipped with both a bathtub and a shower.

The independent two-bedroom gîte includes an attractive open-plan kitchen and living area, along with a large shower room. Outside, there is a charming covered terrace. The cottage is ideal for accommodating friends and family and can also be rented out if you are looking to generate additional income.

The property is located just a few minutes from the delightful village of Verteillac, where you will find bars, restaurants, a supermarket, bakery, bank, and post office. Verteillac hosts a weekly market every Saturday morning, as well as a monthly brocante throughout the year.

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