

Stunning country estate in a secluded location with barn, pool and beautiful open views



INFORMATION

Town:	Verteillac
Department:	Dordogne
Bed:	7
Bath:	4
Floor:	307 m2
Plot Size:	5112 m2

IN BRIEF

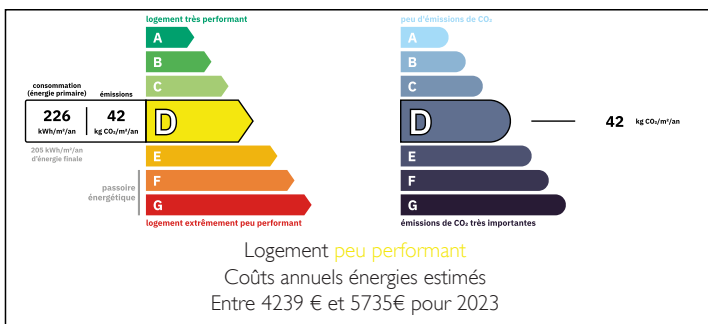
Set in a beautiful, private location with no immediate neighbours, this stunning country estate enjoys far-reaching views across the surrounding countryside. Combining peace and seclusion with everyday convenience, this charming character property is just a few minutes drive from the popular village of Verteillac, offering the perfect balance of rural tranquility and easy access to local amenities.

Approached via a secluded lane, the property opens onto a beautifully positioned estate comprising the 6-bed, 3-bath main house, landscaped gardens, a large detached barn offering potential for further development (subject to the necessary permissions), a swimming pool and a separate 1-bed guest annex.

This is a truly special country home, offering an exceptional level of privacy and amazing views. With lots of character, generous living space and versatile



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.



NOTES

DESCRIPTION

The main house on the estate is full of character and charm, retaining many original features including stone steps, traditional fireplaces, exposed stone walls, and a combination of wooden and tiled floors. Thoughtfully arranged throughout, the accommodation offers a warm and welcoming atmosphere, with each room enjoying its own individual character while making the most of the property's peaceful surroundings.

This property is comprised of a spacious kitchen/dining room overlooking the gardens, a living room with a wood-burning stove, tiled floors and patio doors opening outside, a formal dining room with seating for at least ten guests and doors leading onto the terrace, together with a further sitting room, also featuring a wood-burning stove. There are six generously sized bedrooms and three bathrooms, each fitted with a luxurious roll-top bath. An attic also offers the potential to create additional living accommodation, subject to the necessary permissions. In addition, there is a separate guest annex overlooking the pool, complete with a bedroom and shower room.

Outside, the property offers a choice of seating and dining areas, including a covered terrace adjoining the house and a further covered terrace overlooking the swimming pool. The pool itself enjoys a private, secluded setting with superb views across the surrounding countryside. The detached barn has been re-roofed and incorporates a workshop and laundry room, while a separate carport provides additional covered parking.

Main house :

Ground Floor :

Kitchen : 24m²

Living Room : 35m²

Dining Room : 22m²

Bedroom : 28m²

Bathroom : 27m²

Entrance Hall...