

Stone House near Verteillac, Dordogne, 3 Bedrooms, 4,640m Land & Stunning Countryside Views

EXCLUSIVE

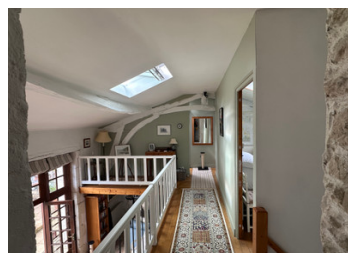


INFORMATION

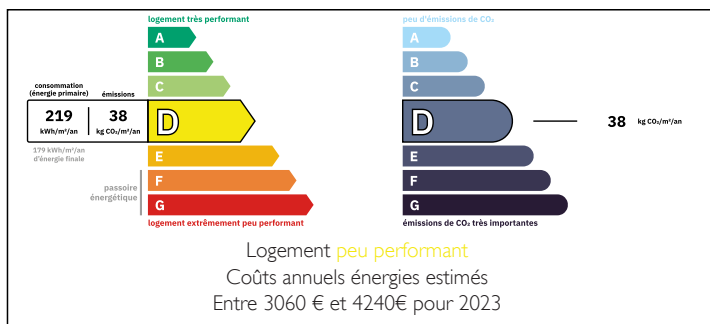
Town:	Verteillac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	148 m2
Plot Size:	4640 m2

IN BRIEF

Set in a peaceful rural location near the charming village of Bouteilles-Saint-Sébastien, this beautifully maintained stone-built property offers comfortable living, excellent outdoor space and stunning views across the surrounding countryside. Set within approximately 4,640m² of land, the property is private and peaceful without being isolated. The accommodation includes a spacious living room with log-burning stove, a generous kitchen/dining room with a second stove and air-source heat pump, three bedrooms, a study, an ensuite shower room and family bathroom. Outside, there is a workshop, two open storage barns, parking, mature gardens, raised vegetable beds and a small area of woodland. The property benefits from double glazing, fibre, mains services, oil-fired central heating and a new roof installed in 2023. The fosse septique was confirmed compliant in August 2026. Verteillac is just a short drive away.



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

Situated near to the peaceful and picturesque village of Bouteilles-Saint-Sébastien, this beautifully maintained stone-built property enjoys a wonderful rural setting with breathtaking views over the surrounding open countryside. Set in approximately 4,640m² of land, the property offers privacy and tranquillity without feeling isolated, making it an ideal permanent home or holiday property.

The house is approached via a gravel driveway, leading to a generous parking area and the front courtyard with a terrace.

You enter directly into a large and welcoming living room, with plenty of space for both comfortable seating and a dining area. A log-burning stove provides a lovely focal point and creates a warm and inviting atmosphere. The room benefits from large glazed barn-style doors overlooking the front courtyard, as well as access to the rear garden.

To the right is the spacious kitchen/dining room of approximately 36.49m². The kitchen is fitted with a range of units and there is ample space for a large dining table. A second log-burning stove provides additional warmth and character. A rear door leads directly out to the garden and raised vegetable beds, perfect for anyone wishing to grow their own fruit and vegetables. The kitchen also benefits from an air-source heat pump providing both heating and air conditioning.

Upstairs, the attractive landing area leads to three bedrooms and a useful study tucked into the eaves. A large Velux window floods the landing with natural light and creates a bright and pleasant space.

The principal bedroom has its own ensuite...

NOTES