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Ref: A47224JLG24 Price: 354 999 EUR

agency fees included: 6 % TTC to be paid by the buyer (335 000 EUR without fees)

Characterful Stone House with Pool and Six Bedrooms Near Verteillac















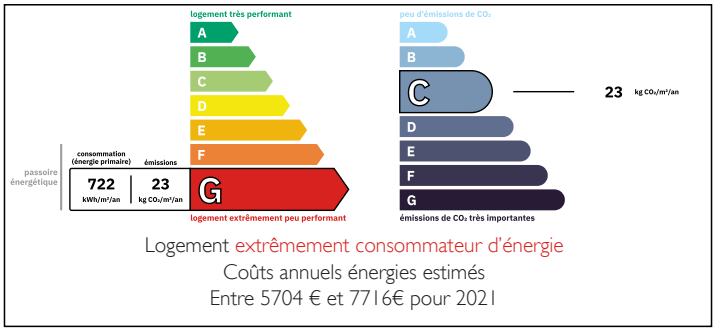
INFORMATION

Town:	Gout-Rossignol
Department:	Dordogne
Bed:	6
Bath:	3
Floor:	260 m2
Plot Size:	2412 m2

IN BRIEF

Set in the beautiful Charente countryside near Verteillac, this charming stone property offers a wonderful combination of traditional character, generous living space and outdoor living. Full of original features and timeless French charm, the house would make an ideal family home, holiday property or attractive rural retreat.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 5704 € et 7716€ pour 2021

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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LOCAL TAXES

Taxe foncière:	**850 EUR**

NOTES

DESCRIPTION

The accommodation is spacious and versatile, with six bedrooms and three bathrooms, providing plenty of room for family and guests. The interior retains many of the property's original features, including exposed stone walls, timber beams, traditional floors and several impressive fireplaces, while offering comfortable and welcoming living spaces.

The ground floor includes a salon, dining room, kitchen and additional living room, creating a variety of spaces for relaxing, entertaining and enjoying everyday life. The bedrooms are arranged throughout the property, with three bathrooms providing practical accommodation for larger families or visitors.

Outside, the property really comes into its own. A large terrace overlooks the garden and swimming pool, providing an excellent setting for outdoor dining and relaxing during the warmer months. The surrounding garden offers space, privacy and attractive views across the countryside, while the traditional stone buildings give the property considerable charm and character.

There is also a large attic/grenier, a storage room and additional outbuildings, offering useful storage and potential for further use, subject to any necessary permissions.

With its beautiful stone architecture, original features, six bedrooms, swimming pool, terrace and garden, this is a property with genuine character and considerable potential in a sought-after rural setting close to Verteillac.

Property features:

Charming traditional stone property
Six bedrooms
Three...