

Charming 3-bed home with barns, garage and garden, enjoying lovely church and village views near Verteillac.



INFORMATION

Town:	Verteillac
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	1619 m2



IN BRIEF

A charming stone-built, 3-bedroom house offering a range of useful outbuildings, generous storage and a lovely garden with mature fruit trees.

The house benefits from double glazing throughout, a good-sized kitchen and a comfortable living room. A door leads directly from the house into the larger of the two barns, offering excellent potential for storage, workshop space or a variety of other uses.

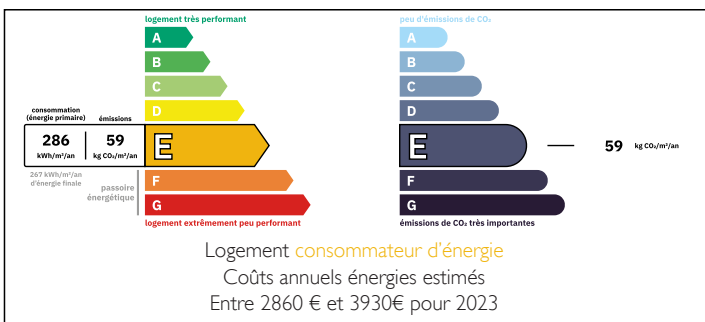
The property also includes a second barn, several pigsties and a traditional smoke room, suitable for smoking meat ! Additional outbuildings include a garage, a lean-to and a separate storage room.

The garden is fully fenced and has several mature fruit trees, along with ample parking for several vehicles.

The house is semi-detached at the back by the barns.

An appealing property with character, space and plenty of potential, ideal for those seeking a home with additional storage, workshop space...

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.



LOCAL TAXES

Taxe foncière: 721 EUR

NOTES

DESCRIPTION

The property in detail :

Downstairs.

Kitchen - 19.80 m²

Living room - 19.20 m²

Bedroom - 15.10 m²

Corridor - 2.50 m²

Walk in dressing room - 4.55 m²

Shower room with wc - 9.10 m²

Upstairs.

Bedroom - 16.85 m²

Bedroom - 13.60 m².

Exterior.

Barn - 71.90 m²

Barn - 38.05 m²

Garage - 33.40 m²

Storage room - 13.20 m²

Lean too - 35.40 m²

3 Small pig styes plus a smoke room

Garden and orchard

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