

Beautiful 4 bedroom home with 2 gîtes each with a heated pool, within walking distance to a lively village.



INFORMATION

Town:	Verteillac
Department:	Dordogne
Bed:	8
Bath:	6
Floor:	347 m2
Plot Size:	3900 m2

IN BRIEF

Very nice property with excellent income potential that comprises of a 4-bedroom main house, a 3-bedroom gîte with it's private heated pool and garden, plus a 1-bedroom gîte also with a it's private heated pool and garden !

Exceptional setting with outstanding views, lovely gardens with many fruit tree and a vegetable garden. No close neighbours so very private and peaceful making it the perfect holiday retreat for the guests! Walking distance to the lively village of Verteillac with its bars, restaurants, weekly market and monthly brocante!

Angoulême TGV station 47km

Périgueux 41km

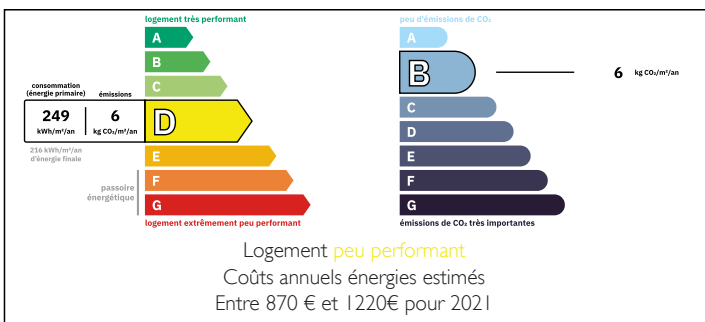
Bergerac airport 79km

Limoges airport 102km

Bordeaux airport 138km.

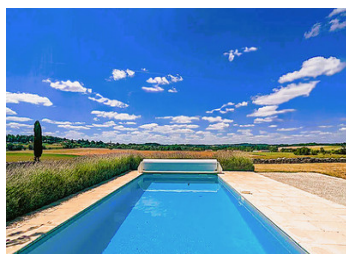
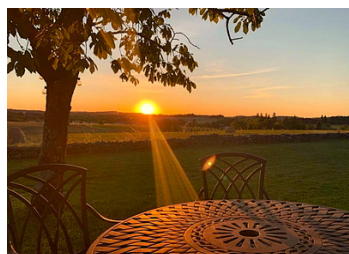


ENERGY - DPE



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: 3790 EUR
Taxe habitation: EUR

NOTES

DESCRIPTION

MAIN HOUSE -

Downstairs :

Kitchen - 29.70 m²
 Living room - 21.55 m²
 Utility - 14.75 m²
 Store room - 6.20 m²

First floor :

Hall/landing area - 15 m²
 Bath & shower room - 10.20 m²
 Bedroom 1 - 17.05 m²
 Bedroom 2 - 11.60 m²

Top floor :

2 further bedrooms and shower room with wc.

GITE 1 with private heated pool and garden area -

Downstairs :

Kitchen 25 m²
 Living & dining room - 41.30 m²
 Hall - 3.75 m²
 WC - 1.50 m²
 Bathroom - 5.10 m²

Upstairs :

Shower room with wc - 4.85 m²
 Hall - 12 m²
 Bedroom 1 - 13.30 m²
 Bedroom with shower 2 - 21.15 m²
 WC - 1.30 m²
 Bedroom with shower 3 - 17 m²
 WC - 1.45 m²

GITE 2 with private heated pool and garden area -

All ground level :

Kitchen / living & dining room 52.20 m²
 Bedroom 1 - 12.30 m²
 Bathroom with wc 5.75 m²

Garage/wood store - 13.40 m²
 Store room - 12.20 m²
 Store room - 19.95 m²