

Beautifully renovated 5/6-bedroom house with superb south-east views, just 3 km from Verteillac.

EXCLUSIVE



INFORMATION

Town:	Saint-Martial-Viveyrol
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	251 m ²
Plot Size:	13310 m ²

IN BRIEF

More photos available on request

Property in greater detail - :

Main house upstairs -

Fitted kitchen, dining and living room with wood burning stove - 66.30 m².

Mezaninne/office space with built in cupboards - 9.25 m².

Downstairs -

Entrance hall - 16.25 m²

Toilette - 1.50 m²

Bedroom 1 with built-in wardrobe - 16.70 m²

En-suite shower room with wc - 5.30 m²

Bedroom 2 with built-in wardrobe - 16.30 m²

En-suite shower room with wc - 5.35 m²

Bedroom 3 with en-suite shower room - 9.45 m².

Guest house downstairs -

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.

Bedroom 2 - 9 m².

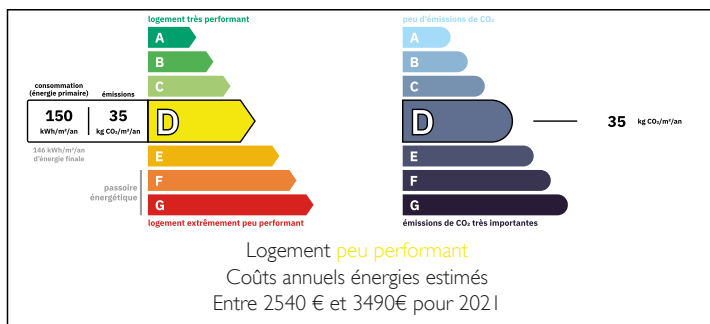
Covered balcony - 14.70 m²

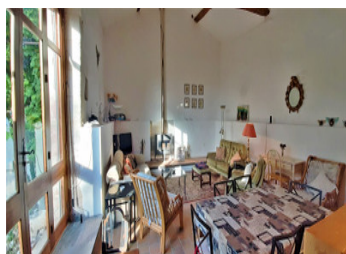
Boiler room - 20.80 m²

Utility room - 7.10 m²



ENERGY - DPE





DESCRIPTION

This beautifully and tastefully renovated property offers flexible accommodation, ideal for a large family or for hosting guests.

The main house features an open-plan kitchen, dining and living area on the upper floor, complete with a wood-burning stove. On the ground floor, there is a spacious entrance hall with a separate toilet, two double bedrooms and one single bedroom, each with its own en-suite shower room or bathroom.

A separate section of the property, which can be used independently for guests, comprises a second kitchen opening onto a further living and dining room, also equipped with a wood-burning stove. Above the kitchen is a mezzanine level that can provide additional sleeping accommodation if required.

A short flight of stairs from the living room leads to a bathroom with toilet, a single bedroom and an exceptionally large double bedroom. This bedroom has direct access to a beautiful covered terrace that extends along part of the front of the house and enjoys fabulous views over the surrounding countryside.

Beneath the terrace is a boiler room fitted with a water softener, together with a workshop and storage room. There is also a separate utility room.

Outside, the garden features a well and private parking for several vehicles.

The property is situated approximately 3 km from the village of Verteillac and only a 15-minute drive from Ribérac, offering a peaceful rural setting while remaining close to local amenities.

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

LOCAL TAXES

Taxe foncière: 1531 EUR

Taxe habitation: 1306 EUR

NOTES