

House on the outskirts of Verteillac with a good sized fenced garden, a large garage. Recent heat pump 2023.



## INFORMATION

|             |            |
|-------------|------------|
| Town:       | Verteillac |
| Department: | Dordogne   |
| Bed:        | 2          |
| Bath:       | 1          |
| Floor:      | 92 m2      |
| Plot Size:  | 852 m2     |

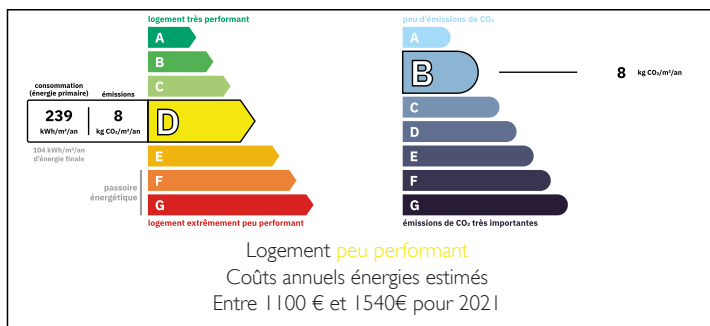


## IN BRIEF

This 2 bedroomed house built in 1971 is just a few minutes walk to the village of Verteillac.

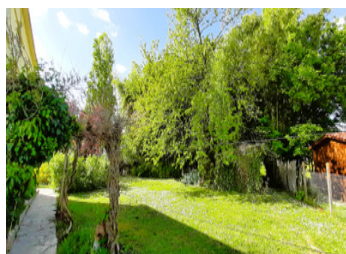
The wrap around garden is very well maintained. There is a large ground floor garage with a utility room and a small downstairs office/bedroom. The roof was renewed in 2016, and there is new insulation in the attic that was replaced in 2019. To the front of the house is a lovely sunny veranda with a new sliding double glazed door that was replaced in October 2023. The house has double glazing throughout , except for the window in the downstairs office/bedroom. One enters the house into the veranda and goes upstairs to the living/dining room, kitchen, bedrooms and new shower room (there is an electric Stannah chair for people with reduced mobility to get upstairs).

## 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

The house in greater detail -:

Downstairs -

Veranda - 9.50 m<sup>2</sup>

Entrance hall - 9.10 m<sup>2</sup>

Garage and a utility space - 46.60 m<sup>2</sup>

Office / bedroom - 7.40 m<sup>2</sup>

Upstairs -

Kitchen - 8.70 m<sup>2</sup>

Living / dining room - 29.50 m<sup>2</sup>

WC - 1.20 m<sup>2</sup>

Hall - 2.75 m<sup>2</sup>

Shower room - 4.25 m<sup>2</sup>

Bedroom 1 - 10.55 m<sup>2</sup>

Bedroom 2 - 9.75 m<sup>2</sup>.

Garden of 852 m<sup>2</sup>

Small hanger for wood storage.

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

## LOCAL TAXES

**Taxe foncière: 753 EUR**

**Taxe habitation: EUR**

## NOTES