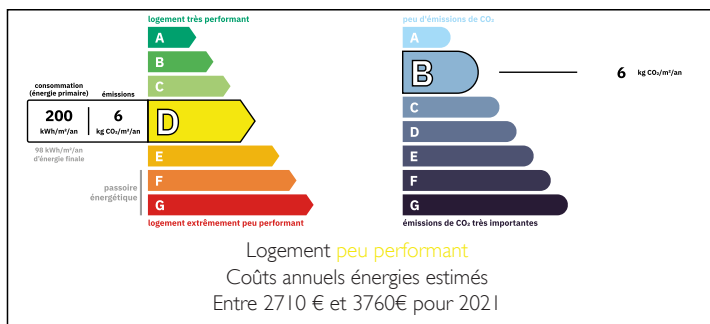


Original & very quirky 5 bedroom house with lovely garden, garage & well. The village is a 2-minute walk away.



ENERGY - DPE



INFORMATION

Town:	Verteillac
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	240.39 m²
Plot Size:	2696 m²

IN BRIEF

Main House -

Downstairs :

Snug / Dining Room / Bedroom - 16.20 m²

Kitchen / Dining Room - 25.90 m²

Hall - 8.30 m²

Shower Room with WC - 5.30 m²

Cellar - 35.10 m².

Upstairs :

Landing - 9.40 m²

Bathroom with WC - 6.70 m²

Living Room - 34.65 m²

Bedroom - 19.85 m²

Bedroom - 13.60 m².

Gîte :

Downstairs

Room to be finished (potential kitchen) - 31.65 m²

Hall - 13.50 m²

Bathroom with WC - 4.90 m².

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.

Well

Woodshed

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 666 257 *All prices include agency fees.

Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

Reversible air conditioning and wood stoves.

New septic tank installed in 2023



DESCRIPTION

Beautifully Renovated Five-Bedroom Character Home in Verteillac

This tastefully renovated five-bedroom home is full of character and charm, offering a beautifully quirky layout that reflects its origins as four separate cottages. Conveniently situated on the outskirts of Verteillac, the property enjoys a peaceful setting down a quiet lane, just a two-minute walk from the heart of the village with its shops, bars, and restaurants.

The home has been thoughtfully updated to provide modern comfort while retaining its rustic appeal. It benefits from several reversible (hot/cold) air-conditioning units controllable via Wi-Fi, two wood-burning stoves, and a newly installed septic tank (2023). Due to its unique layout, there are quite a few internal steps throughout the property.

LOCAL TAXES

Taxe foncière: 1600 EUR

Taxe habitation: EUR

NOTES

Ground Floor:

A spacious kitchen and dining room opens directly onto the garden and patio areas, perfect for outdoor entertaining. There is also a snug (which can serve as an additional bedroom) with a wood-burning stove, and a shower room with toilet.

First Floor:

A stunning living room features an open fireplace with a wood-burning stove, two comfortable bedrooms, and a family bathroom with toilet. Beneath the living room, you'll find a large cellar offering excellent storage.

Additional Accommodation (Gîte):

A second section of the property includes two further bedrooms accessed via a separate external entrance, a ground-floor room that could easily be converted into a kitchen if desired, and a bathroom with toilet — ideal for guests or independent living.

Outside:

The garden lies to the rear of the house, featuring