

Lovely village property. Open plan kitchen/dining/living room, 3 bedrooms, garage and lovely views and garden.



INFORMATION

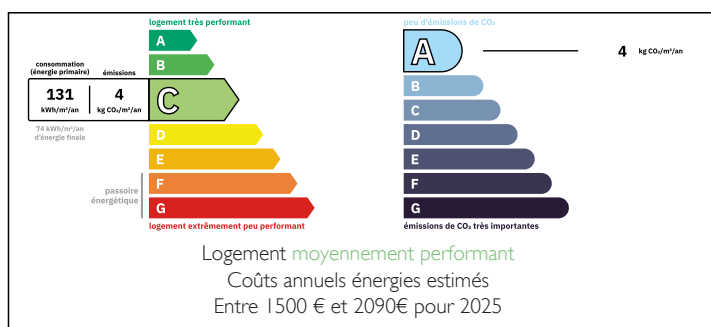
Town:	Vertheillac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	143 m2
Plot Size:	1551 m2

IN BRIEF

This lovely village property sits in a quiet road of the village of Verteillac. The house has very nice countryside views from the front terrace and a good sized garden easily maintained. Gates lead into the gravelled area in front of the garage. To the front of the property is also a terraced area that overlooks the garden and the views. The L-shaped open plan kitchen / dining / living room also has a lot of natural light entering into the house. Just off the dining room there is a storage room that also holds the hot water heater. To the side of the kitchen is a wc and a very useful utility room which also leads into the garage. Upstairs there is a large landing with a part of it that has been made into an...



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 property in greater detail :

Downstairs -

Kitchen/dining/living room - 69.85 m²

Utility room - 5.95 m²

WC - 2.25 m²

Storage room - 3 m²

Upstairs -

Landing with office space - 18.45 m²

Bedroom 1 - 15.95 m²

Bedroom 2 - 13.80 m²

Bedroom 3 - 11.90 m²

Bathroom - 4 m²

Shower room - 4 m²

WC - 1.65 m²

Garage - 28.55 m²

Garden - 1551 m²

Taxe foncière - 1271€

Pelletwood burning stove, plus electric heating, and double glazing throughout. Energy rating - D.

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

LOCAL TAXES

Taxe foncière: 1271 EUR

Taxe habitation: EUR

NOTES