

Charming 4 bedroom house with garage in a quiet hamlet with lovely views of the surrounding countryside



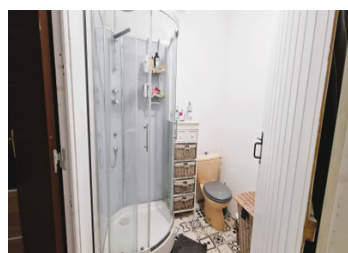
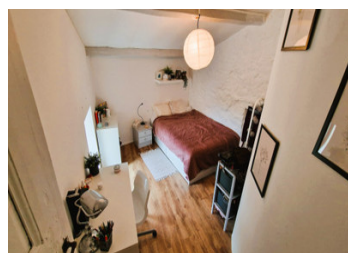
INFORMATION

Town:	Vélines
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	158 m2
Plot Size:	1179 m2

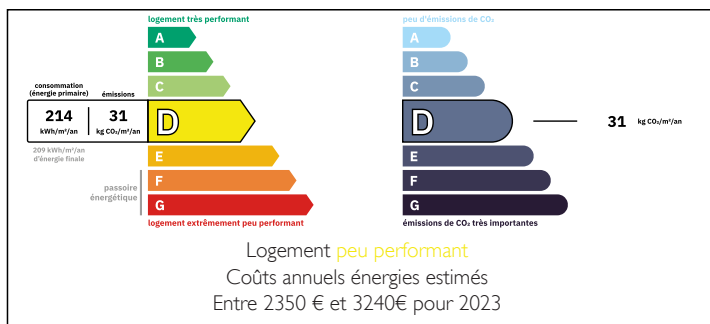
IN BRIEF

This beautiful house, the oldest in the hamlet, spans several stories and comprises an entrance hall, a bright kitchen, a living room with original tiled floor and wood-burning stove, four bedrooms and three bathrooms. A workshop gives access to a garage with space for one car. The garden is fully enclosed with a small terrace and woodshed, and there is a separate plot of land, on which a swimming pool can be installed, opposite the house plus an additional parking space.

Situated in a peaceful hamlet overlooking the surrounding countryside, the property is well located for those who enjoy quiet walks, yet is only 5 minutes from the nearest amenities and the train station.

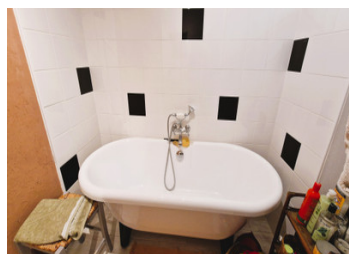


ENERGY - DPE



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

Entrance hall: 11 m²
 WC - 2.39 m²
 Kitchen - 22 m²
 Living room - 35 m²
 Master bedroom 24 m²
 Dressing room - 5 m²
 Shower room 1 - 3.5 m²
 Bedroom 2 - 16 m²
 Bedroom 3 - 11 m²
 Bathroom - 4.5 m²
 Bedroom 4 - 12 m² + attic space
 Shower room 2 - 2 m²

Garage - 16.5 m²
 Workshop - 18 m²

Terrace - 16 m²
 Garden - 80 m²
 Land - 1000 m²

Low-energy gas boiler
 Town gas
 Mains drainage
 Electrics have been updated
 Roof in good condition + zinc
 Wooden double glazing
 Shutters in good condition
 Wood-burning stove in living room
 Possibility to install a swimming pool
 Fruit trees: plum, cherry, pear, fig

LOCAL TAXES

Taxe foncière: 1077 EUR
 Taxe habitation: EUR

NOTES

Vélines is a charming little Dordogne town on the banks of the Estrop river, eighty kilometres from Périgueux. Full of charm and authenticity, its natural setting is as impressive as its culinary specialities. Lovers of old stones will also appreciate its architectural and historical heritage, as well as its geographical proximity to the region's most beautiful sites.

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