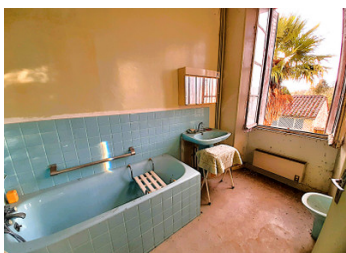


Large building in need of renovation. New roof 2019. Small back garden and outbuilding.



## INFORMATION

Town:	Verteillac
Department:	Dordogne
Bed:	1
Bath:	1
Floor:	210 m2
Plot Size:	269 m2



## IN BRIEF

The property is in need of a complete renovation inside. One enters into the building into a long hallway with stairs leading down to a smaller cellar. On the ground floor there is also a room with a chimney and a room that can be used as a garage if wanted. From the hall there is a nice wooden staircase leading up to the first floor with a hallway, a bathroom, a separate toilet, a room used as a bedroom, a living room with chimney and a kitchen. Going upstairs is a long hallway and two large rooms with chimneys. Another flight of stairs takes one up to the attic space that could also be renovated into further living space. To the back of the building is a small garden and an outbuilding. This property has huge possibilities....

## ENERGY - DPE

DPE not required.

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 detail :

Ground floor -

Entrance hall - 32.40 m<sup>2</sup>

Room 1 - 36.05 m<sup>2</sup>

Room 2 - 5.10 m<sup>2</sup>

Garage - 45.60 m<sup>2</sup>

Cellar - 10 m<sup>2</sup>

First floor -

Landing - 18.35 m<sup>2</sup>

Hallway - 4.45 m<sup>2</sup>

Kitchen - 13.25 m<sup>2</sup>

Office - 5.00 m<sup>2</sup>

Living room - 41.50 m<sup>2</sup>

Room 3 - 14.50 m<sup>2</sup>

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

Bathroom - 6.45 m<sup>2</sup>

Room 4 - 14.80 m<sup>2</sup>

Second floor -

Hallway - 34.05 m<sup>2</sup>

Living room - 42.10 m<sup>2</sup>

Room 5 - 32.80 m<sup>2</sup>

Room 6 - 5.35 m<sup>2</sup>

Attic of approximately 110 m<sup>2</sup>

Garden with small out building .

Taxe foncière 1350€

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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: 1350 EUR**

**Taxe habitation: EUR**

## NOTES