LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A38749JLG24 Price: 233 260 EUR

agency fees included: 7 % TTC to be paid by the buyer (218 000 EUR without fees)

Charming 3-bedroom stone house with outbuildings, garage and garden – near Verteillac and Angoulême

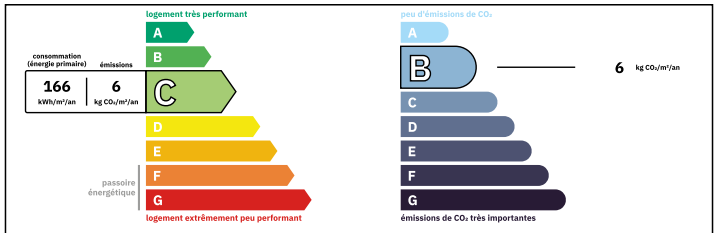
INFORMATION

Town:	Gout-Rossignol
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	154 m2
Plot Size:	3004 m2

IN BRIEF

Charming 154 m² stone house with a characterful outbuilding, once the local château's forge. Bright 34 m² living room, open kitchen, three bedrooms, two bathrooms, office and walk-in wardrobe. Beautiful garden with terrace, 27 m² garage, and potential for a gîte or pool (subject to permission). Ideally located near Verteillac on the main road to Angoulême.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1866 € et 2552€ pour 2021

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.

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DESCRIPTION

This delightful 3-bedroom stone house offers charm, space and excellent potential in a peaceful countryside setting, just a short drive from the popular village of Verteillac and with easy access to Angoulême and the TGV to Paris.

On the ground floor, the property welcomes you into a spacious 27 m² dining room with open fireplace, leading to a 11 m² open kitchen with access to the garden. The 34 m² living room is bright and airy, with French doors to the outside and a second fireplace – a lovely space to relax all year round. A separate WC completes this level.

Upstairs, a 15 m² landing/office area leads to a 5 m² dressing room and a 16 m² master bedroom with its own 6.25 m² en-suite bathroom. Two further bedrooms (14 m² and 12 m²), a shower room, separate WC, utility room and hallway complete the floor.

Outside, the garden is a real highlight – landscaped with mature trees, well maintained, and offering space for a pool if desired. The 27 m² detached garage is a bonus, as is the superb stone outbuilding in two rooms, featuring an original fireplace – once the forge of the local château. This could be transformed into a gîte, artist's studio or guest space (subject to permissions).

This property is full of French character, well located and with plenty of scope to adapt to your plans. Whether you're looking for a full-time home, a holiday getaway or an investment, this one deserves...

LOCAL TAXES

Taxe foncière:	**550 EUR**
Taxe habitation:	**EUR**

NOTES