



Ref: A38749|LG24 Price: 255 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (238 318 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

2 Bath:

Floor: 154 m2 Plot Size: 3004 m²









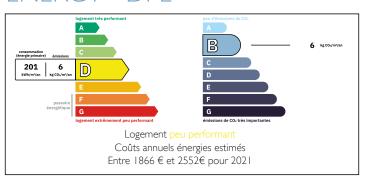




IN BRIEF

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.





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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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LOCAL TAXES

Taxe foncière: 550 EUR

Taxe habitation: EUR

NOTES

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 m^2 landing/office area leads to a 5 m^2 dressing room and a 16 m^2 master bedroom with its own 6.25 m^2 en-suite bathroom. Two further bedrooms (14 m^2 and 12 m^2), 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...