

Two bedroomed 80s house, within walking distance to the bustling Verteillac Village

EXCLUSIVE



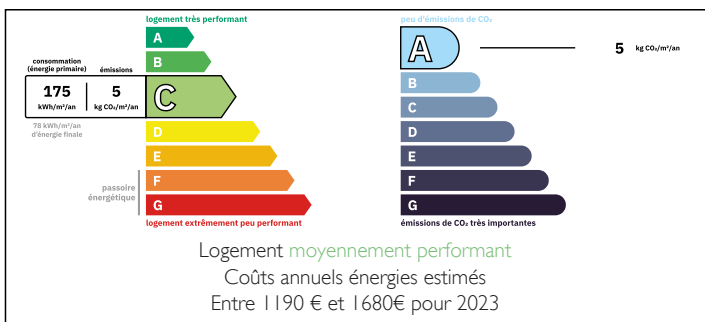
INFORMATION

Town:	Verteillac
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	85 m2
Plot Size:	800 m2

IN BRIEF

Charming 1980s single-storey house on a fenced 800 m² plot within walking distance of Verteillac. The property offers an entrance hall leading to a bright lounge, a kitchen with adjoining pantry/utility room, two bedrooms, a shower room and WC. Outside, you'll find a carport, garden sheds, covered terrace and BBQ area. Connected to mains drainage, this is a practical home with great potential in a sought-after Dordogne village

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

Situated just a short walk from the lively village of Verteillac, this 1980s house offers convenience and comfort on a manageable, fully fenced 800 m² plot.

The accommodation is arranged as follows:

Entrance hall and corridor: 10 m²

Fitted kitchen: 16 m²

Pantry/utility room (behind the office): 10 m²

Dining room / living room: 24 m²

Bedroom 1: 12 m²

Office: 10 m²

Bedroom 2: 13 m²

Shower room: 7 m²

Separate WC

The fully fenced 800 m² garden includes a vegetable plot, a covered terrace with built-in BBQ, and a carport large enough for a caravan or motorhome. Additional garden sheds provide useful storage.

Connected to mains drainage, this well-maintained property is perfect as a permanent residence or a lock-up-and-leave holiday home, in a sought-after part of the Dordogne.

Perfect either as a permanent home or a lock-up-and-leave holiday house, it offers the rare advantage of being within walking distance to all the amenities of Verteillac — a village renowned for its shops, cafés, restaurants and vibrant community life

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

LOCAL TAXES

Taxe habitation: EUR

NOTES