

## Character Property 230 m with Commercial Premises & Outbuildings – Ideal Family or Business Project



## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Vélines             |
| Department: | Dordogne            |
| Bed:        | 5                   |
| Bath:       | 1                   |
| Floor:      | 230 m <sup>2</sup>  |
| Plot Size:  | 1374 m <sup>2</sup> |

## IN BRIEF

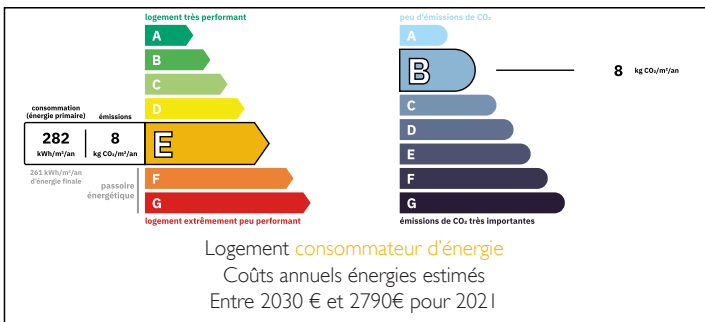
Located in Vélines, in the heart of the Purple Périgord, this character property of over 230 m<sup>2</sup> offers excellent potential for a lifestyle or professional project.

Just 40 minutes from Bergerac and Libourne and around 1 hour from Bordeaux, it enjoys a strategic location close to all amenities: train station, shops, pharmacy and medical services.

The house features 5 spacious bedrooms upstairs and generous living areas on the ground floor, including a kitchen, dining room, lounge, large bathroom and cold room.

Adjoining commercial premises, two large attached barns, a garage and a carport complete the property. Set on a fully enclosed 1,374 m<sup>2</sup> plot.

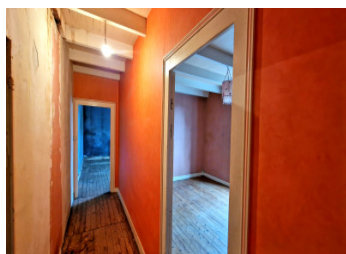
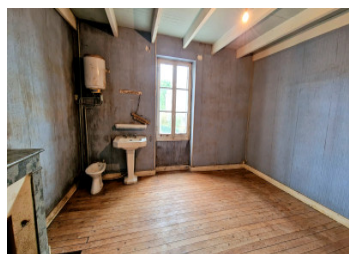
## ENERGY - DPE



Renovation work is required, offering a fantastic

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

Located in the charming village of Vélines, at the gateway to the Purple Périgord between Bergerac and the Gironde region, this character property combines generous space, practicality and strong professional potential.

### Strategic Location:

Approx. 40 minutes from Bergerac and Libourne

About 1 hour from Bordeaux and Périgueux

Vélines train station with convenient links, including to Libourne

Close to shops, pharmacy, medical centre and everyday amenities

The area is appreciated for its vineyards, countryside setting and relaxed lifestyle near the Dordogne Valley.

### A Character Home with Spacious Volumes:

Offering more than 230 m<sup>2</sup> of living space, the house is arranged over two levels:

#### Upstairs:

5 spacious bedrooms

Wide corridor and large landing that could be used as an additional living or office space

#### Ground floor:

Kitchen

Dining room

Living room

Large bathroom

Separate WC

Cold room (ideal for storage or business use)

### Outbuildings & Business Potential:

Adjoining commercial premises (shop, office, workshop or studio)

Two large attached barns

Garage

Carport

All set on a fully enclosed 1,374 m<sup>2</sup> plot offering privacy and flexibility.

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES