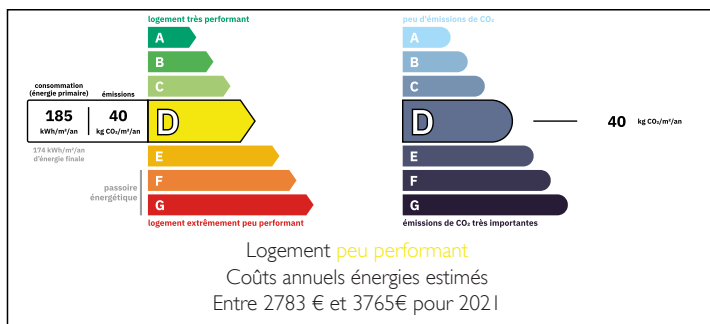


A beautiful 16th-century property comprising a main house, gîte, stables, barn, workshop, courtyard & garden.



ENERGY - DPE



INFORMATION

Town:	Verteillac
Department:	Dordogne
Bed:	4
Bath:	4
Floor:	234 m ²
Plot Size:	10238 m ²

IN BRIEF

The property in details :

Main House.

Entrance hall - 10.80 m²

Bedroom - 15.30 m²

Bath/shower room - 8.36 m²

Corridor - 7.80 m²

Utility room - 5.95 m²

Kitchen/dining room - 21.60 m²

Living room - 33.70 m²

Bedroom - 22.95 m²

En-suite shower room - 5.30 m²

Bedroom - 12.75 m².

Gîte.

Kitchen - 9.20 m²

Living/bedroom - 18.55 m²

Shower room - 4.70 m²

Covered terrace/dining room - 28.10 m²

Landing - 9.20 m²

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.

Storage room - 9.20 m²

Boiler room - 15.75 m²

Poolhouse with new filter and pump.

Swimming pool 8 x 3

Courtyard and garden.



LOCAL TAXES

Taxe foncière: 1850 EUR

NOTES

DESCRIPTION

The main residence, which forms the historic heart of the property, has been carefully restored and retains an impressive number of original features. The period terracotta floors, the elegant herringbone oak parquet, and the imposing stone fireplaces all contribute to the property's rich heritage and architectural authenticity.

Upon entering, a generous entrance hall which leads to a beautifully appointed ground-floor bedroom featuring a remarkable original 16th-century lavoir, a rare and evocative piece of the property's history. This level is further complemented by a bathroom with bath, shower, and WC and a utility room.

The first floor reveals the principal living spaces, where charm and comfort blend seamlessly. A welcoming kitchen and dining area, complete with a wood-burning stove, offers a warm and convivial setting. The spectacular main living room is a true centrepiece, boasting a monumental stone fireplace and elegant herringbone oak flooring, exuding both scale and sophistication.

This level also hosts a spacious master bedroom with en-suite shower room, as well as a second bedroom positioned on the opposite side of the living area, ensuring privacy and balance within the layout.

Within the central courtyard to one side of the main house, a charming terrace area provides an ideal setting for outdoor living and entertaining, complete with a summer kitchen. Adjacent to this is the boiler room and a storage room.

On the opposite side of the courtyard stands the independent gîte, offering excellent guest accommodation or potential rental income. The ground floor comprises an equipped kitchen, a...