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## Character property with Gites in Perigord

Verteillac , Dordogne , Nouvelle Aquitaine



**€575,000**

inc. of agency fees

8 Beds 6 Baths 347 sqm 3973 sqm

Near Verteillac, a typical village of Périgord, this beautiful property is set in a peaceful and quiet living environment in a natural setting.

### At a Glance

<b>Reference</b>	MFH-IJLN5VUW	<b>Near to</b>	Perigueux	<b>Price</b>	€575,000
<b>Bed</b>	8	<b>Bath</b>	6	<b>Hab.Space</b>	347 sqm
<b>Land</b>	3973 sqm	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located near Verteillac, a typical village of Périgord, with origins dating back to the 15th century, this beautiful property set on approx a 1 acre plot offers a peaceful and quiet living environment in a natural setting.

The estate consists of a spacious and elegant main house with a living room, family kitchen, laundry room,

four large bedrooms, and a full bathroom upstairs. Additionally, there are two charming cottages included - one with a single level and a bedroom, and the other with two levels and three bedrooms. Each cottage has its own heated pool, offering unmatched comfort and privacy.

The property's highlights include excellent leisure facilities, generous living spaces, well-maintained exterior amenities, and stunning views of the picturesque surroundings. It is ideally located, providing easy access to all local amenities while maintaining a sense of calm and serenity.

## **The First House**

### **The ground floor**

- 21 sqm living room
- 29 sqm kitchen
- 14 sqm laundry room
- 6 sqm storage room

### **The first floor**

- 17 sqm 1 bedroom
- 11 sqm 1 bedroom
- 10 sqm 1 bathroom

### **The second floor**

- 15 sqm 1 bedroom
- 16 sqm 1 bedroom

## **The Second House**

### **The ground floor**

- 41 sqm living room
- 25 sqm kitchen
- 5 sqm bathroom
- 1 sqm toilet

### **The first floor**

- 5 sqm shower room
- 13 sqm 1 bedroom
- 21 sqm 1 bedroom

- 17 sqm 1 bedroom
- 1 sqm toilet

## **The Third House**

### **The ground floor**

- 52 sqm living room and american kitchen
- 12 sqm 1 bedroom
- 6 sqm shower room

*A rare opportunity for those looking for an exceptional residence or a profitable investment, seasonal rental is in high demand here ...*

## Summary

Property type:	Chambre d'Hote or Gite
Bedrooms:	8
Bathrooms	6
Price	€575,000

## Key Information

Year Built:	1890
Internal Area:	347 sqm
Land Area:	3973 sqm
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes

## Location: Nouvelle Aquitaine



## Gallery





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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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