



## listing



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 160,357.6

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Verteillac
Soumis:	24/10/2024

### Description:

This charming detached farmhouse, located on the outskirts of a quaint village boasting a 15th-century castle, provides single-level accommodation. The property consists of a spacious kitchen/living area, a hallway leading to three bedrooms, all featuring wooden floors, a family bathroom, and a separate WC. The cellar houses the oil-fired central heating system and offers additional storage. Noteworthy improvements have been made such as partial double-glazing. Outside, a courtyard provides ample parking space, accompanied by a sizable barn with considerable potential (subject to necessary permissions) and an attached stone shed, complete with its own well. The plot spans just over half an acre (2190m<sup>2</sup>), enveloping the house and barn, offering breathtaking views of the picturesque Dordogne countryside. Tranquility is guaranteed. The village boasts a local café/bistro, and the charming villages of Verteillac and Saint-Severin are a mere 5-minute drive away, each featuring numerous cafés and restaurants. Ribérac, with its weekly market and comprehensive amenities, is conveniently located just 15 minutes away, while Aubeterre-sur-Dronne is less than 15 minutes away. Price including agency fees : 139 000 € Price excluding agency fees : 127 523 € Buyer commission, tax included: 9%

### Commun

Chambres:	2
Salle de bains:	1
Pied carré fini:	85 m <sup>2</sup>
Dimesions du lot:	2190 m <sup>2</sup>

### Building details



Outdoor Amenities:

Pool

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web:

[http://www.arkadia.com/MLSM-T6602/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T6602/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID:

bvi73144

