



STUNNING COUNTRY ESTATE IN A SECLUDED  
LOCATION WITH BARN, POOL AND BEAUTIFUL  
OPEN VIEWS

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| PROPERTY FACT FILE                                               |                                                                                                                 |
|------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| REFERENCE                                                        | A46346CER24                                                                                                     |
| PRICE                                                            | € 599,000<br>£ 0*<br>*agency fees included: 5 % TTC<br>to be paid by the buyer<br>(570 000 EUR hors honoraires) |
| BEDROOM                                                          | 7                                                                                                               |
| BATHROOM                                                         | 4                                                                                                               |
| ACCOMMODATION                                                    | 307 m <sup>2</sup>                                                                                              |
| LAND                                                             | 5112 m <sup>2</sup>                                                                                             |
| TOWN                                                             | Verteillac                                                                                                      |
| DEPARTMENT                                                       |                                                                                                                 |
| LOCATION                                                         | Hamlet property                                                                                                 |
| TYPE                                                             | Maison de Vacances, House,<br>Country House                                                                     |
| CONDITION                                                        | Good condition                                                                                                  |
| FEATURES                                                         | Swimming Pool, Private drainage,<br>Barns - outbuildings                                                        |
| *Price based on current exchange rate which is subject to change |                                                                                                                 |



- Stunning open views
- Private setting with no near neighbours
- Close to both Verteillac and Ribérac
- Full of character and charm
- Property with a beautiful detached barn and pool

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Set in a beautiful, private location with no immediate neighbours, this stunning country estate enjoys far-reaching views across the surrounding countryside. Combining peace and seclusion with everyday convenience, this charming character property is just a few minutes drive from the popular village of Verteillac, offering the

## DESCRIPTION

The main house on the estate is full of character and charm, retaining many original features including stone steps, traditional fireplaces, exposed stone walls, and a combination of wooden and tiled floors. Thoughtfully arranged throughout, the accommodation offers a warm and welcoming atmosphere, with each room enjoying its own individual character while making the most of the property's peaceful surroundings.

This property is comprised of a spacious kitchen/dining room overlooking the gardens, a living room with a wood-burning stove, tiled floors and patio doors opening outside, a formal dining room with seating for at least ten guests and doors leading onto the terrace, together with a further sitting room, also featuring a wood-burning stove. There are six generously sized bedrooms and three bathrooms, each fitted with a luxurious roll-top bath. An attic also offers the potential to create additional living accommodation, subject to the necessary permissions. In addition, there is a separate guest annex overlooking the pool, complete with a bedroom and shower room.

Outside, the property offers a choice of seating and dining areas, including a covered terrace adjoining the house and a further covered terrace overlooking the swimming pool. The pool itself enjoys a private, secluded setting with superb views across the surrounding countryside. The detached barn has been re-roofed and incorporates a workshop and laundry room, while a separate carport provides additional co...



More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/A46346CER24>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBÉRAC, 24340 LA ROCHEBEAUCOURT, FRANCE

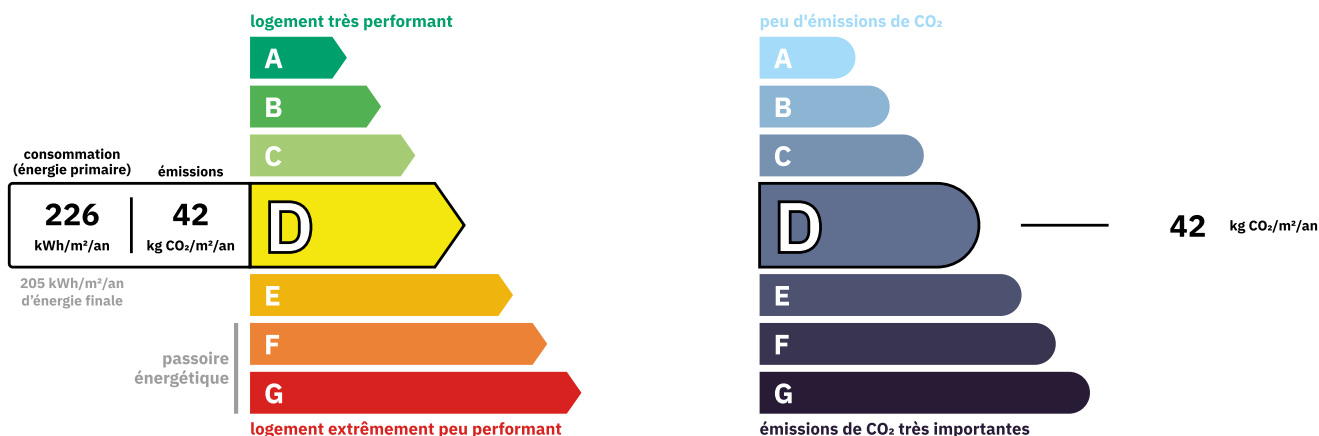
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## ENERGIE-DPE

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



Property **Poorly efficient**  
Estimated annual energy costs  
between 4239 € and 5735€ for 2023

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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## CONTACT

Réf : A46346CER24  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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