



## 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:	EUR 395,000

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Bertric-Buree
Soumis:	23/06/2024

### Description:

We are delighted to offer this character stone built property situated in a convenient location, just a short drive to a good range of everyday amenities. The main house has a dining-kitchen (with connecting doorway to guest accommodation), living room and wc, with 3 bedrooms and bathroom on the first floor. The attached guest accommodation has been converted to offer - on the ground floor: entrance hall, kitchen, living room, bedroom and shower room. There are two en-suite bedrooms on the first floor, with stairs from the third bedroom to an occasional/children's bedroom, this having restricted height. A particular feature of the guest accommodation relates to the impressive living room (65m<sup>2</sup>) this having a full height ceiling, exposed stone wall, double glazed bi-folding doors along one side opening on to a decked terrace with open aspect and an arched door-opening to the gable wall, this leading to a further terrace. The property also has an attached barn (possibly suitable for further development, subject to planning permission). The well positioned pool takes advantage of the natural contours of the attractive gardens. There is plenty of parking. The bustling village of Verteillac is approx 5km away with the ever popular market town of Riberac at approx 8km. Bergerac airport and the TGV link in Angouleme are 69km and 55km respectively. Price including agency fees : 395.000 € Price excluding agency fees : 372.642 € Buyer commission included: 6 %

### Commun

Chambres:	6
Salle de bains:	5
Pied carré fini:	260 m <sup>2</sup>
Dimesions du lot:	6265 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-T7698/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T7698/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: bvi74857

