



## Converted barn with scope for further conversion,

24320, Verteillac, Dordogne, Nouvelle-Aquitaine

\* Available \* 2 Beds \* 2 Baths

Converted barn with scope for further conversion

# €162,000

Ref: BVI72033

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**French Entrée** 



## Property Description

If you are looking for a property that you can move straight into but also gives you the opportunity to expand further with the right planning consent then this could be ideal for you.

The barn has been partly converted to provide 88m<sup>2</sup> of living space. There is a further 54m<sup>2</sup> spread over two floors that can be converted (subject to the relevant planning permissions).

The converted area measures 88m<sup>2</sup>. It is ready to move into and consists of: on the ground floor a lovely bright lounge, dining, kitchen area that is south facing with views over the garden. A ground floor bedroom and bathroom.

A spiral staircase takes you upstairs onto a landing area currently used as an office plus a second south facing bedroom with en suite bathroom.

There is a further 34m<sup>2</sup> ground level and 20m<sup>2</sup> 1st floor level of unconverted barn.

The property sits on a total area of about 2150m<sup>2</sup> with the possibility to purchase another plot of land by separate negotiation that measures 3553m<sup>2</sup>.

Price including agency fees : €162 000

Price excluding agency fees : €150 000

Buyer commission included: 8%



