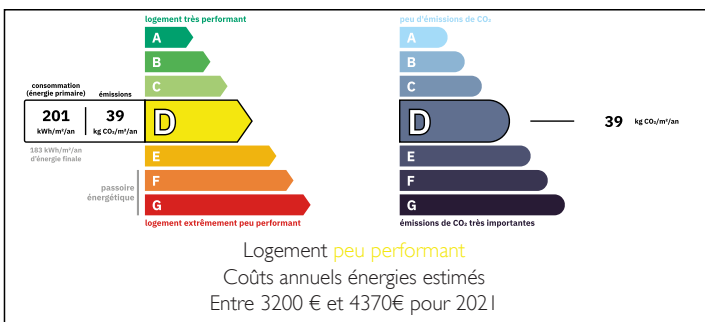


Unique location enjoying stunning views, Detached south facing house with sun terraces and large pool

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Terrasson-Lavilledieu
Department:	Dordogne
Bed:	6
Bath:	5
Floor:	300 m2
Plot Size:	40000 m2

IN BRIEF

' This exceptional property offers so much as a year-round family home or a lovely holiday home. It is completely private, set in ample grounds comprising terraces, gardens, meadow and woodland. There are amazing views over the vibrant, popular old town of Terrasson and across the Vézère valley. The property is within easy access of all the shops, services and restaurants of this historic town. It features a large swimming-pool (12mx6m), oil-fired central heating, 6 bedrooms (four are en-suite) and a further shower room and utility room. There is also a cellar and large outbuildings which can serve as storage and a workshop with potential for conversion to a cottage.'

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Gates opening to a private driveway which leads up to the house.

Ground floor:

Living room. With tiled floor, exposed beams and cathedral ceiling. Monumental fireplace with wood burning stove. French doors to dining terrace overlooking the garden. French doors to elevated terrace with view over countryside and the town.

Kitchen. Tiled floors. dining area with French doors to elevated terrace. Open through to fully fitted kitchen. Door to dining terrace.

Small salon. Currently used as a study, with sofas and tv. Door to elevated terrace.

Inner hallway with access to ground floor bedroom. Laundry room. Shower room with shower, basin and wc.

First floor:

From the main living room, staircase leads to a minstrel's gallery which overlooks the living room. Access to the two principal bedroom suites, each with ample fitted wardrobe space and ensuite shower rooms with shower, basin in vanity unit and wc.

From the inner hallway, a spiral staircase leads to small landing with access to the single bedroom. Double bedroom with ensuite bathroom comprising bath with shower over, basin in vanity unit and wc.

Second floor:

Continuing up the spiral staircase, access to the tower bedroom - a large bedroom space with ensuite shower room comprising shower, basin and wc. Within this room a ladder stair leads to a mezzanine which could be used as an extra bedroom space or study. This whole space has been used as a children's dormitory, but could also...

LOCAL TAXES

Taxe foncière: 2950 EUR

Taxe habitation: EUR

NOTES