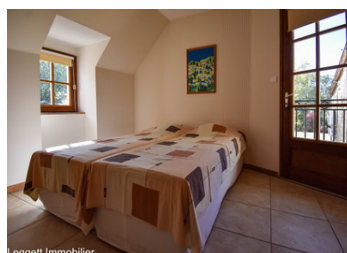


Professional barn renovation, house with 4 bedrooms/bathroom, furnished kitchen, heated pool, views, quiet loc



INFORMATION

Town:	Beauregard-de-Terrasson
Department:	Dordogne
Bed:	4
Bath:	4
Floor:	166 m2
Plot Size:	2500 m2

IN BRIEF

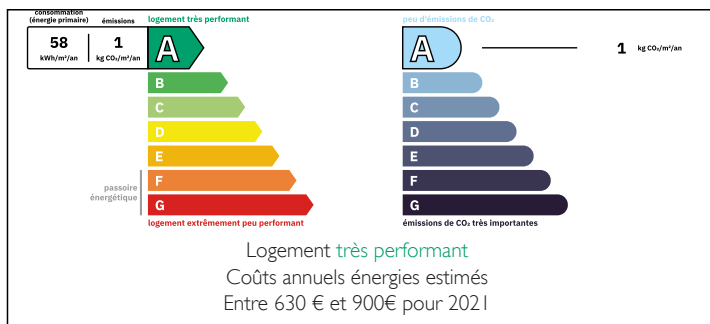
This property has 4 bedroom and 4 bathroom house , on 2 floors. Renovation was carried out by artisans with quality fittings and high standards of finish, fitted modern kitchens, modern bathrooms and heating Energy rating A

Property is in excellent condition and has own private garden area with heated swimming pool , lovely views on countryside, parking area for several cars, the house can be sold fully furnished with modern equipped kitchens.

Heating by air pump system with underfloor heating on ground floor. Reversible heating/cooling system.

Located in a charming Dordogne village popular with tourists, with all shopping facilities, proximity to Vezere Valley key attractions as well as bars and restaurants.

ENERGY - DPE



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

Architect designed barn renovation carried out by craftsmen. using quality materials with stone walls and slate roof

Property is composed of:

Lower Level:

Open plan Living/dining room with fitted kitchen 46m²

Heated floor

Bedroom 1- 16m²

Bathroom (bath) with toilet 6m²

Bedroom 2- 16m²

Shower room (shower) with toilet 4m²

Stairs to upper level

Upper Level:

Living room/dining room/fitted kitchen with central island 45m²

Covered terrace 20m² with access to the garden and pool

Bedroom 1- 14m²

Shower room (shower) with toilet - 6m²

Bedroom 2- 13m²

Bathroom (bath) with wc - 6m²

Outside:

Private garden with Desjoyaux swimming pool (heated)

Garden shed with boiler room/pool accessories

Parking space for several cars

LOCAL TAXES

Taxe foncière: 1678 EUR

Taxe habitation: EUR

NOTES

Locally there is an excellent multisport area with tennis court, football/basketball and small running track. Also available a pétanque court, fitness parcours, playing area for children.

Small Supermarket, bakeries and restaurants/bars in Le Lardin (2 km) and within 8 kilometers 4 big Supermarkets like Intermarché, Lidl, Auchan and LeClerc with more choice of restaurants/bars.

Information about risks to which this property is exposed is available on the Géorisques website :