

Modern 3 bed house with garage, located close to schools, shops & train station (Terrasson) 20ms Brive Ouest

EXCLUSIVE

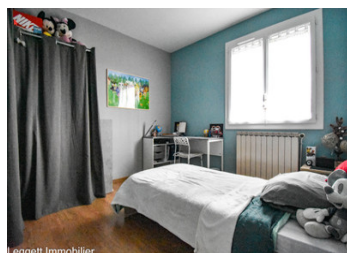
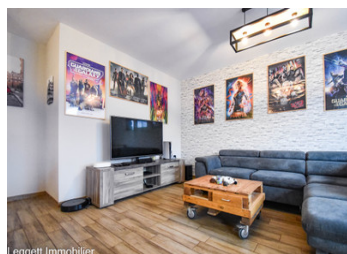


INFORMATION

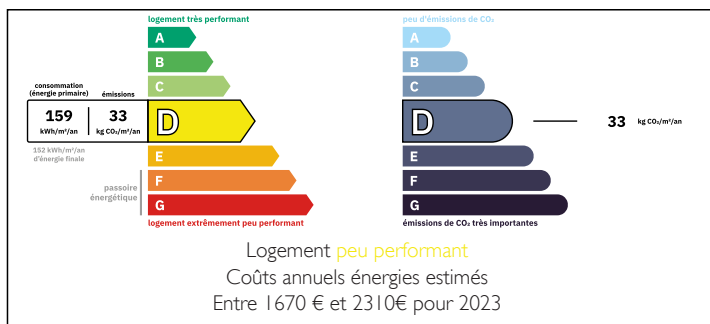
Town:	Terrasson-Lavilledieu
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	114 m2
Plot Size:	1167 m2

IN BRIEF

Recently renovated 3 bed 2 bathroom property with garage and fenced garden, new quality fitted open plan kitchen fully equipped, spacious lounge/dining room, new central heating gas boiler, rewired, fibre optic, garage(electric door), workshop, tv room and spacious laundry room. Possibility have separate studio accomodation downstairs. Fenced garden with gates, gazebo and BBQ, overground heated pool, shelter and parking space for camping car. Good access to town centre for schools, shops, bars and restaurants as well as train station with Brive 20ms away



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

House built on cellar / garage (garden level)
 Steps to balcony 8m2
 Entrance to
 Living/dining room and kitchen 51m2
 Master bedroom 16m2 with shower room and dressing room
 Corridor
 Toilet
 Bedroom 2 - 26m2
 Bedroom 3 - 11m2
 Bathroom
 Interior staircase to basement
 TV room
 Laundry room 14m2
 Toilet
 Room to finish 12m2
 Room to finish fitting out 38m2
 Garage / Workshop 33m2
 Double glazing
 Electric and remote control roller shutters
 Chapée Condensing Boiler (recent) - City Gas
 Mains drainage
 Fiber Optic with Connectivity Cabinet
 Garden shed (insulated + electricity)
 Gazebo and BBQ
 Above Ground Pool 5mx3m approx
 2 gates - one for access to the house/garden and one to separate neighbouring plot 519m2

LOCAL TAXES

Taxe foncière: 1600 EUR

Taxe habitation: EUR

NOTES

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