

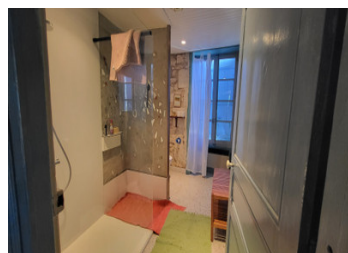
**\*\*UNDER OFFER\*\*** Attractive village property with 2 bedrooms, a large garden and outbuildings.

EXCLUSIVE



## INFORMATION

Town:	La Tour-Blanche-Cercles
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	133 m <sup>2</sup>
Plot Size:	1237 m <sup>2</sup>

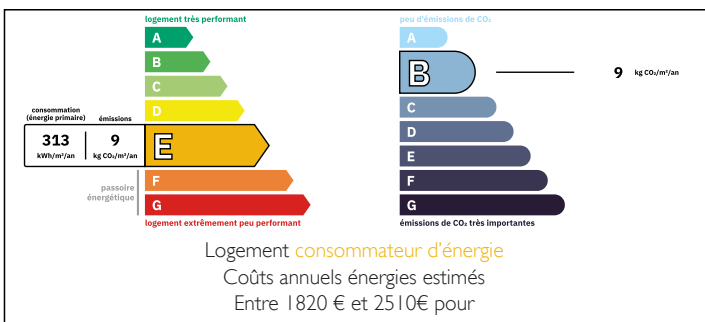


## IN BRIEF

This lovely, traditional property is situated in a highly desirable location in the centre of La Tour Blanche, a popular village in the Dordogne region of South-West France.

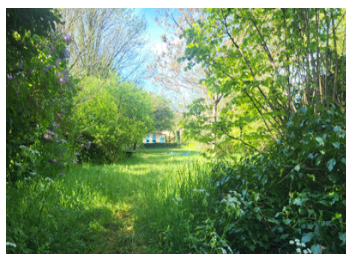
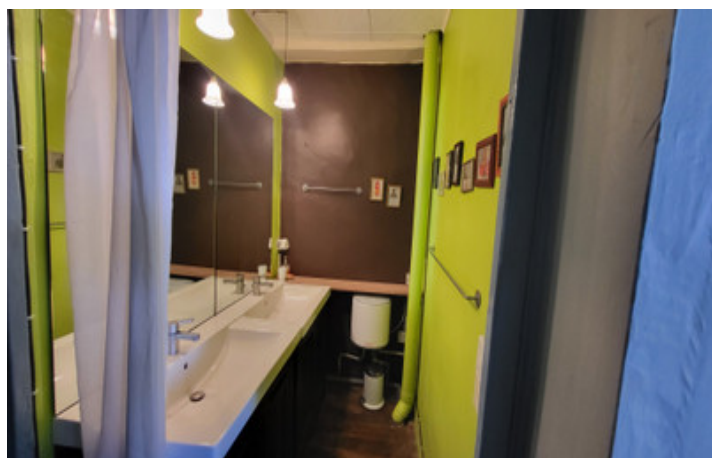
This property has lots of private space and an attractive stone terrace at the rear of the house. There is also a useful storage shed. The house has an open fireplace in the living-room and a wood stove in the kitchen. The two bedrooms are generously proportioned - one has a view of the village green and the other of the back garden. An ideal family home, or holiday home, with amenities on the doorstep.

## 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

Ground Floor:

Entrance Hall: 15.4m<sup>2</sup>, tiled floor.

Living-room: 29.7m<sup>2</sup>, wooden floor, open fireplace.  
Door to terrace and garden.

Kitchen / Dining room: 24m<sup>2</sup>, wood floor, wood burner.

WC: 1.9m<sup>2</sup>, tiled floor.

Upstairs:

Landing area: 7.2m<sup>2</sup>, wooden floor. Door and stairs to attic.

Bedroom 1: 22.8m<sup>2</sup>, wooden floor, open fireplace, exposed stone walls.

Bedroom 2: 22.5m<sup>2</sup>, wooden floor, exposed stone walls.

Washroom: 2.6m<sup>2</sup>, 2 wash hand basins.

Shower Room / WC: 6.5m<sup>2</sup>.

Outside:

Terrace

Large garden with rear access: 1,237m<sup>2</sup>

3 stables: 3 x 15m<sup>2</sup>

Storage shed: 1.52m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: **954 EUR**

Taxe habitation: **EUR**

## NOTES

The property is just 20 minutes from the very beautiful Brantome, with a variety of restaurants, shops and leisure activities. The man-made beach at St Estephe, offering many activities and the opportunity to have a swim in its lovely lake, is about a 40 minute drive.

The train station at Angouleme, with a high-speed connection to Paris, is a 50 minute drive.

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Information about risks to which this property is