

Elegant country home with panoramic views, tastefully renovated, outbuildings and gîte potential, near village



INFORMATION

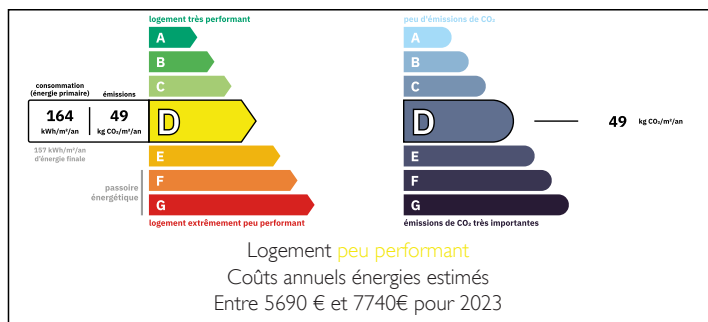
Town:	La Tour-Blanche-Cercles
Department:	Dordogne
Bed:	7
Bath:	3
Floor:	280 m2
Plot Size:	11 636 m2

IN BRIEF

Just a stone's throw from the village of La Tour-Blanche, this beautifully renovated stone property offers generous living spaces, a swimming pool, outbuildings (250 m²), and over one hectare of land with panoramic views. The house features 7 bedrooms, multiple bright living areas, a cellar, and combines charm, comfort, and great potential for a family home or tourism project.



ENERGY - DPE



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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

Located just a short walk from the charming village of La Tour-Blanche, this character stone property offers a peaceful lifestyle, stunning open views, and exceptional potential.

Tastefully and carefully renovated, the house is in excellent condition and stands out for its generous volumes, natural light, and high-quality features.

The ground floor opens onto a bright central entrance hall of 13.24 m², leading to the main living areas. On the right, a cosy 35 m² living room, and just a few steps down, an impressive 55 m² reception room with fireplace – ideal for entertaining or family gatherings.

To the left of the entrance, a 23 m² dining room connects to a semi-open fitted kitchen of 9 m². A WC completes this level.

The first floor features a luminous landing that serves four well-proportioned bedrooms (13.39 m², 13.23 m², 16.77 m² and 11.29 m²), a shower room, a separate WC, and a family bathroom. There's also space for a walk-in closet or dressing area.

On the second floor, you'll find three additional bedrooms, partially under the eaves (13.49 m², 21.26 m² and 18.31 m²), a shower room with WC, a hallway, and a small storage room – perfect for creating a guest or children's area.

A large cellar spans the entire footprint of the house, offering excellent storage or wine cellar potential.

The outbuildings, both attached and detached, offer around 250 m² in total, ideal for converting into gîtes, workshops, garages, or professional use, depending on your needs.

Outside, the partly enclosed garden...

LOCAL TAXES

Taxe habitation: **1785 EUR**

NOTES