

A pretty 2-3 bedroom house nicely restored, with a large garden at the exit of an historic riverside village



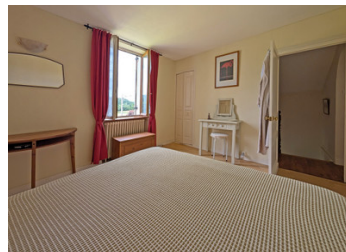
EXCLUSIVE

INFORMATION

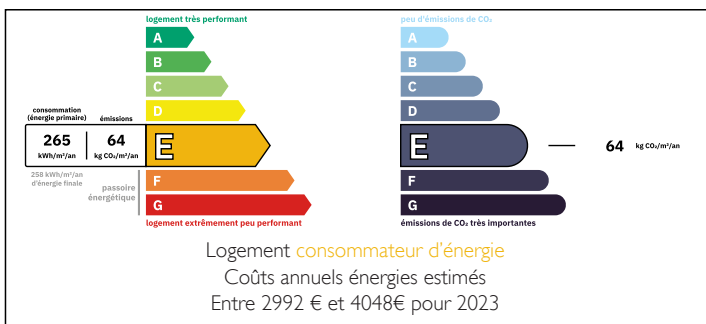
Town:	Tourtoirac
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	84 m2
Plot Size:	3995 m2

IN BRIEF

A pretty house built nearly a hundred years ago, nicely renovated inside with up to date facilities in approximately an acre of garden. The house is just outside an historic riverside village with its medieval abbey, famous cave, shops and restaurants and there are other tourist sites and castles close by. A perfect for those who want comfort within an area saturated in history.



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 3 m²
Kitchen 25 m²
Sitting room 17 m²
W/c 2 m²

1st Floor
1st bedroom 14 m²
Washroom with shower washbasin and w/c 6,5 m²
2nd bedroom 10 m²
Office/3rd bedroom 7 m²

Basement
Cellar and utility room 52 m²

Outside
Garage with terrace above attached/access to the ground floor

Amenities
Local shops and restaurants 2 minutes by car
Local supermarket 7 minutes
Nearest SNCF train station 20 minutes
Nearest Airport (Brive) 48 minutes

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

LOCAL TAXES

Taxe habitation: EUR

NOTES