

A complex of 5 modern houses and 4 swimming pools on a hillside of nearly 5 acres with panoramic views



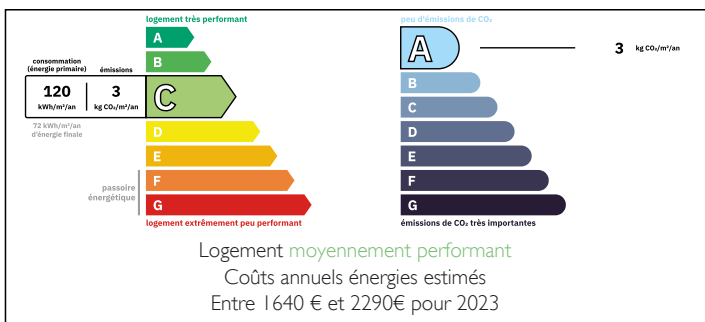
INFORMATION

Town:	Tourtoirac
Department:	Dordogne
Bed:	13
Bath:	9
Floor:	465 m2
Plot Size:	24035 m2

IN BRIEF

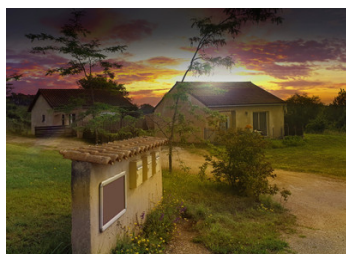
A pretty 'hamlet' of 5 modern houses and 4 swimming pools on a hillside at the crest of a park of approximately 6 acres and overlooking a stunning view. The property consists of a 3 bedroom main house with a pool, two 3 bedroom chalets each with a pool and a pair of 2 bedroom cottages a pool all of which are open plan and nicely fitted out. There is a riverside village with its restaurants, medieval abbey and caves that are open to the public, as well as castles and other touristic venues close by. A fantastic opportunity to acquire an up and running business or easily maintained and comfortable 'family' residences.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Main House

Large kitchen/living area 40.5 m²

Salon with woodburner and french windows 33.2 m²

Entrance hall 4 m²

Pantry 8.2 m²

1st Bedroom (double) 10 m²

Bathroom walk in shower tiled, washbasin w/c 7.2 m²

2nd bedroom (double) 22 m²

Office 4 m²

Wing

2nd kitchen living area 24 m²

Bathroom with tiled walk in shower and washbasin 4.1 m²

W/c with washbasin 2 m²

3rd Bedroom with French door 15.6 m²

2nd Bathroom tiled walk in shower, washbasin and w/c 4.2 m²

w/c 2 m²

Swimming Pool 10 x 5 m

Outbuildings

Pigeonniere (fitted as office and storeroom) 30 m²

Garage/workshop 40 m²

2nd house

Large kitchen living area with a french window plus 2 windows and entrance door 38.5m²

Pantry 6.2 m²

1st bedroom 10.3 m²

Bathroom with bath 6.7 m²

W/c 2 m²

2nd bedroom 10.3 m²

3rd Bedroom with ensuite shower, washbasin and w/c 9.1m²

covered terrace 10.1 m²

Swimming pool 7 x 3 m (heated)

3rd House

Large kitchen living area with a french window plus 2