

Ref: A40508SUG24

Price: 864 000 EUR

agency fees to be paid by the seller

#### 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









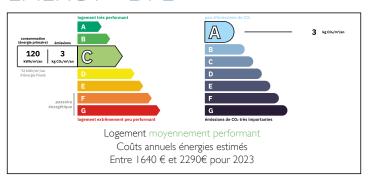




### IN BRIEF

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.





Ref: A40508SUG24

Price: 864 000 EUR

agency fees to be paid by the seller







# LOCAL TAXES

Taxe habitation:

**EUR** 

#### **NOTES**

#### DESCRIPTION

Main House

Large kitchen/living area 40.5 m<sup>2</sup>

Salon with woodburner and french windows 33.2 m<sup>2</sup>

Entrance hall 4 m<sup>2</sup>

Pantry 8.2 m<sup>2</sup>

1st Bedroom (double) 10 m<sup>2</sup>

Bathroom walk in shower tiled, washbasin w/c 7.2 m<sup>2</sup>

2nd bedroom (double) 22 m<sup>2</sup>

Office 4 m<sup>2</sup>

Wing

2nd kitchen living area 24 m<sup>2</sup>

Bathroom with tiled walk in shower and washbasin 4 l m<sup>2</sup>

W/c with washbasin 2 m<sup>2</sup>

3rd Bedroom with French door 15.6 m<sup>2</sup>

2nd Bathroom tiled walk in shower, washbasin and  $\text{w/c}\ 4.2\ \text{m}^2$ 

w/c 2 m<sup>2</sup>

Swimming Pool 10 x 5 m

Outbuildings

Pigeonniere (fitted as office and storeroom)  $30 \text{ m}^2$  Garage/workshop  $40 \text{ m}^2$ 

2nd house

Large kitchen living area with a french window plus 2 windows and entrance door 38.5m<sup>2</sup>

Pantry 6.2 m<sup>2</sup>

1st bedroom 10.3 m<sup>2</sup>

Bathroom with bath 6.7 m<sup>2</sup>

W/c 2  $m^2$ 

2nd bedroom 10.3 m<sup>2</sup>

3rd Bedroom with ensuite shower, washbasin and w/c 9.1 m<sup>2</sup>

covered terrace 10.1 m<sup>2</sup>

Swimming pool  $7 \times 3$  m (heated)

3rd House

Large kitchen living area with a french window plus 2

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 \*All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr