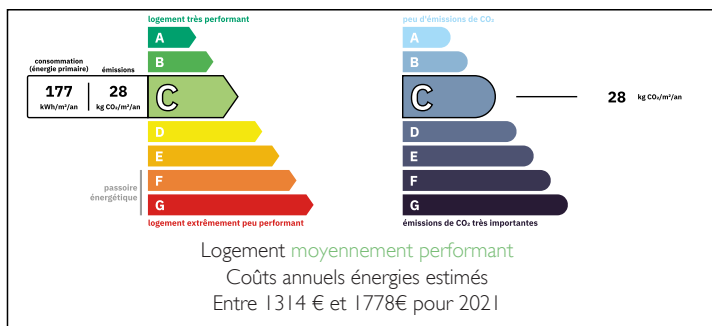


Stone built 3bed house, with large terraced garden + pool, nice views (Dordogne)

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Terrasson-Lavilledieu
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	126 m2
Plot Size:	1870 m2

IN BRIEF

Lovely character stone built property with large lounge area 50m2 approx open furnished kitchen, main bedroom and bathroom/toilet on ground floor, upstairs 2 more bedrooms with bathroom/toilet and dressing room .

Cellar with workshop space and a car port to the side.

Outside large private sun terrace a swimming pool and a 1870m2 garden with a well.

Nearby 5 supermarkets, 3 bakeries, pharmacies, doctors' and nurses' offices, veterinarians. Media library, cinema, restaurants and bars.

Lake Causse 15ms sports / leisure (nautical and outdoor)

Limoges Airport 1hr15

Begerac Airport 1hr 15

Brive Airport 20ms

Bordeaux 2hr15

Toulouse 2hrs

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

Garden access
Large private outdoor terrace
Living room 54m2
Open and furnished kitchen 8m2
Bedroom 21m2
Bathroom/toilet with shower and bathtub
1st floor
Bedroom 2 12m2
Room 3 - 32m2
Dressing room 10m2
Bathroom with toilet
Outdoor pool
Carport
Garage/Workshop area
Cellar
Land with walnut trees and wells

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

LOCAL TAXES

Taxe foncière:	1105 EUR
Taxe habitation:	EUR

NOTES