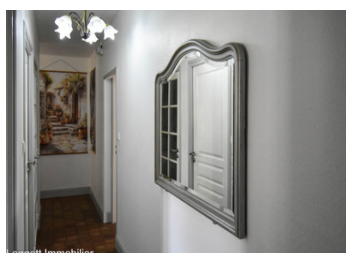
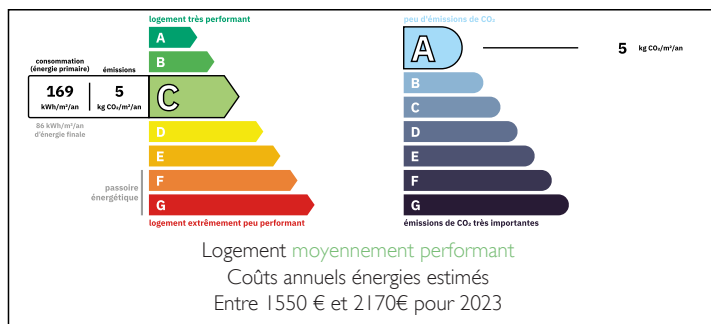


Modern 4bed detached property, solar panels, wood burner,swimming pool in private mature garden(Terrasson)



ENERGY - DPE



INFORMATION

Town:	Terrasson-Lavilledieu
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	131 m2
Plot Size:	5435 m2

IN BRIEF

Contemporary build "perigourdine" style, property located in private grounds with mature trees, plants and vegetable patch, just a few minutes walk from bakery, supermarkets and other shops. The ground floor consists of a spacious and bright living /dining room with french windows, 3 bedrooms, a bathroom, separate toilet, a double garage and a wine cellar. Upstairs one bedroom, an office space, a bathroom with shower and toilet, also extra floored attic space for storage or another bedroom. Outside a south facing terrace with electric awning a well, mature garden closed by an electric gate with intercom.

Swimming pool (inground) recent build 2023

Wooden Gazebo Bali style

Mains sewerage

Fiber optic

Solar panels with EDF contract

Walking distance (5ms) bakery, greengrocers and supermarket

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 level access
Living/dining room 32m2
Furnished and equipped kitchen 13m2
Bedroom 1 - 12m2
Bedroom 2 - 12m2
Bedroom 3 - 11m2
Bathroom with bathtub
separate toilet
Double garage 27m2
wine cellar
1st floor
Bedroom 4 - 12 m2
Office space
Attic space for conversion into extra bedroom

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

LOCAL TAXES

Taxe foncière: 1097 EUR

NOTES