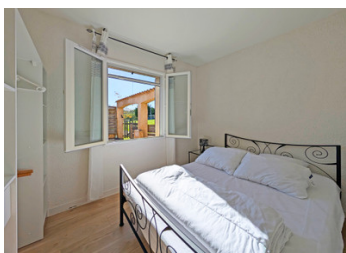


2 neat, modern, open plan, single storey, 2 bedroom holiday cottages on a hillside with a pool and a meadow



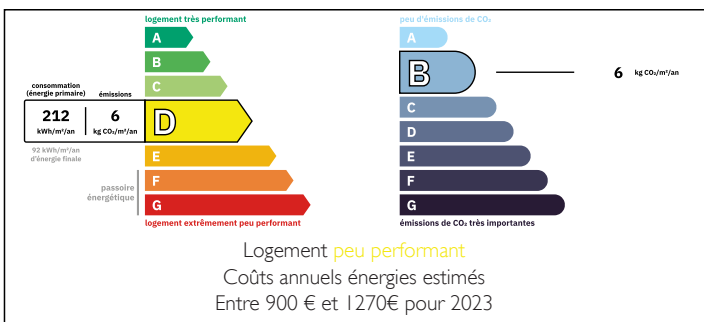
## INFORMATION

Town:	Tourtoirac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	109 m2
Plot Size:	3978 m2

## IN BRIEF

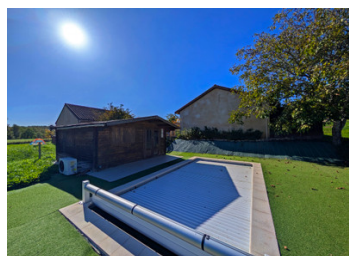
Two neat and modern ground floor cottages with a pool and a meadow on a hillside by a quiet country lane that descends to a pretty and historic riverside village with restaurants and shops 2 km away. Both cottages are identical with an open plan kitchen/dining/sitting room, 2 bedrooms and an up-to-date washroom. Other than that, one cottage has a swimming pool, but both border a meadow with room for a second if wanted. The property offers many options, such as an easy family holiday escape, a small family home with a independent 'parents' annex next door, or a partial or full summer rental.

## 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

2 x cottages each comprises of:-

Kitchen/living area 33 m<sup>2</sup>

1st bedroom 8.31 m<sup>2</sup>

Bathroom/utility room with cabin shower unit, washbasin and w/c 5.32 m<sup>2</sup>

2nd bedroom 8.04 m<sup>2</sup>

Large wooden deck terrace at the front of each cottage and a small gravel terrace at the rear with a lean to garden shed.

Wooden pool house 17.8 m<sup>2</sup>

Swimming pool 7 x 4 m

Double glazing throughout

Electric central heating

Land 3978 m<sup>2</sup>

Amenities

Nearest village shops 3 minutes by car

Nearest local supermarket 10 minutes by car

Nearest SNCF train station 25 minutes by car

Nearest airport (Brive) 55 minutes by car

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

## NOTES