

Traditionally built maison Périgordine with outbuildings, a small fishing lake and stunning views!



INFORMATION

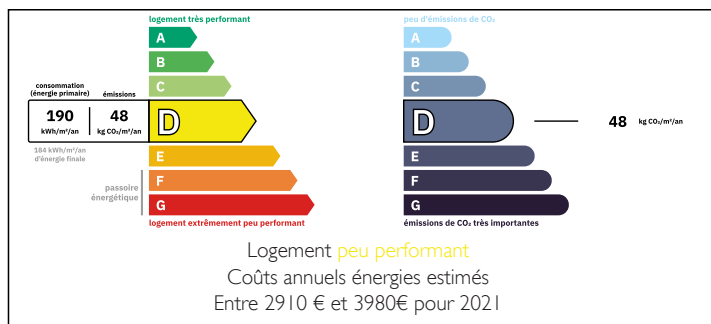
Town:	Beauregard-de-Terrasson
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	130 m2
Plot Size:	28542 m2

IN BRIEF

A traditional and solidly built house in a breathtaking position, high up with stunning views. The property sits in a commanding position on nearly 3 ha, enough for a couple of horses and overlooks its own small fishing lake in the valley below. The house currently has 5 bedrooms but is structurally compatible to a future open plan option that would increase luminosity as well as opening onto the terrace and panorama beyond. The property also has solar and double glazing.



ENERGY - DPE



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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 foncière: 1500 EUR

Taxe habitation: 400 EUR

NOTES

DESCRIPTION

House :-

Ground floor:

Kitchen 15 m²

Hall 5 m²

Living/dining room (with access to the terrace) 31 m²

1st bedroom 12 m²

W/c 1.5 m²

2nd bedroom 12 m²

Bathroom with bath and washbasin 5 m²

3rd bedroom (with access to the outside terrace) 12 m²

First floor :-

Landing: 3.5 m²

4th bedroom 14 m²

Washroom with shower, washbasin and w/c 3,5 m²

5th bedroom 16 m²

Dressing room (unfinished) 8 m²

Basement :-

Garage (with electric entrance) 70 m²

Cellar / workshop (former wine-making area with vats and press) 35 m²

Storeroom (under the terrace) 25 m²

Double glazed throughout, solar and septic tank dated 2018

Outbuildings :-

1st outbuilding

Basement garage 45 m²

Large upper garage (ceiling height from 2.60 m to 5.30 m) 45 m²

2nd outbuilding/chalet – Lake area (single storey):-

Kitchen/dining room 20 m²

Shower room with shower, sink and w/c 3 m²

Two rooms (bedrooms or offices) 8 m² each

Outside

Garden woodland and meadow total of just under 3 hectares, enough for a couple of horses