

Detached 5bed c1980s house in mature, fenced garden, scenic views of Terrasson, new s/pool with cover

EXCLUSIVE



INFORMATION

Town:	Terrasson-Lavilledieu
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	137 m2
Plot Size:	4821 m2

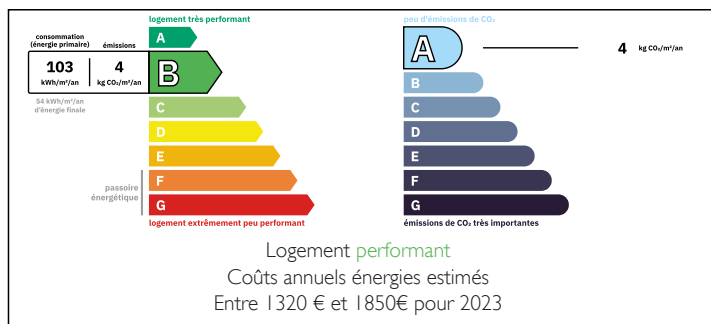
IN BRIEF

Terrasson is a medieval riverside town 20ms from Brive and on the doorstep to all tourist attractions of the Vezere Valley. There is a weekly fresh produce market, train station for access to Brive and Bordeaux, supermarkets, butchers, bakers, bars, restaurants as well as a state of the art library/resource centre and a superbly equipped cinema showing latest films .

Perigueux 35 ms Bergerac 1hr15, Limoges 1hr15, Bordeaux 2hrs, Toulouse 2hrs

Summer programme with nightly audio visual shows on Abbey walls, river jousting, street musical shows and the famous jardins de l'imaginaire means that the town s popular with tourists both french and foreign . With Lascaux only 15ms away, the most popular tourist attraction in france , the potential for services is interesting . The mairie is very proactive and supportive of its shop owners.

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.



LOCAL TAXES

Taxe foncière: 2160 EUR

NOTES

DESCRIPTION

Garden level access to Entrance hall

Living room 18m2

Dining Room 24m2

Furnished open kitchen

Corridor

Bedroom - 10m2

Bedroom - 9m2

Toilets

Bathroom

Staircase to 1st floor

Landing with Cupboards

Bedroom - 12m2

Bedroom - 28m2

Bedroom - 14m2

Shower room

Separate toilet

Basement

Garage 24m2

Summer kitchen 14m2

Wine cellar 14m2

Workshop and storage space

Exterior

Mature and fenced grounds

Wrought iron gates to property

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