

Charming renovated character property in central Terrasson location. Ideal holiday home/let

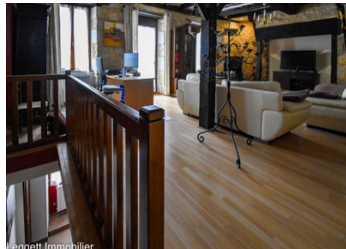


INFORMATION

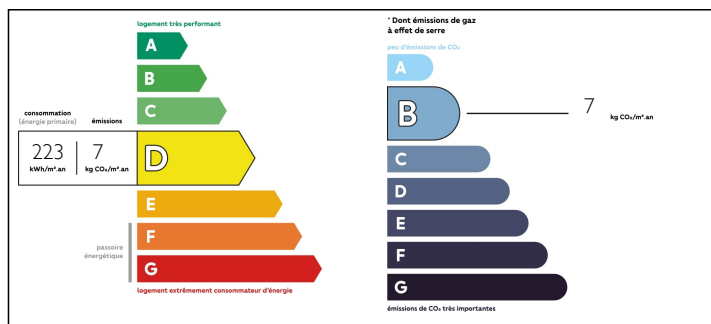
Town:	Terrasson-Lavilledieu
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	71 m2

IN BRIEF

Terrasson is a medieval town located on the banks of the Vézère with weekly market, bars, restaurants and shops. There are six supermarkets, three bakeries including one which is artisanal (wood fire), butchers, pharmacies, cinema and gas station. Brive la Gaillarde 20 minutes away Limoges at 1hr15 Bergerac at 1hr15 Bordeaux at 2hrs Toulouse at 2hrs Access to the A89 motorway (Bordeaux - Lyon) at 10ms

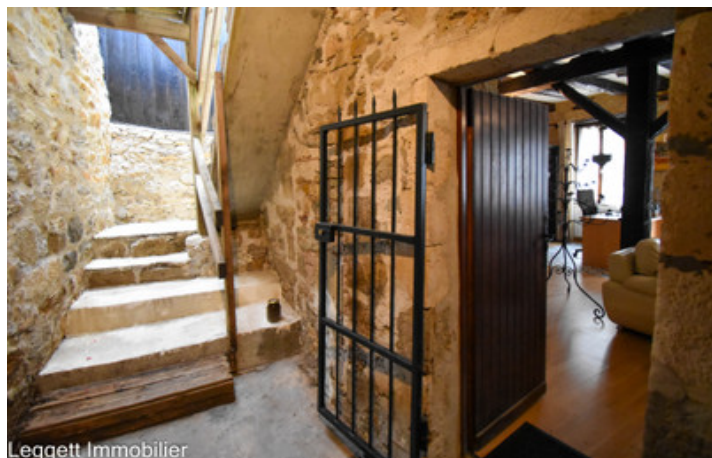


ENERGY - DPE



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

Street level.

Small apartment with independent access to pedestrianised street, living room 20m², bedroom 13m², bathroom / wc.

Next level.

Large living room 41m² with its balcony / windows doors, door to terrace of 13m² with a shelter of 8m².

Staircase to next level with dining room of 26m², open fitted kitchen area 7m² and a bathroom with bath and toilet.

Door leading to an outdoor terrace with stunning views of the historic abbey.

Attic with a landing / mezzanine area, a bedroom 11.5m² and a children's room 9m²

LOCAL TAXES

Taxe habitation: 1212 EUR

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

NOTES