

Character 4 bed south facing detached property, desirable location scenic views on Terrasson ( Perigord Noir)



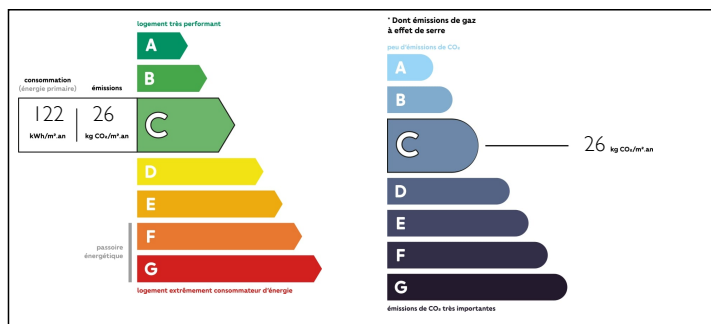
## INFORMATION

Town:	Terrasson-Lavilledieu
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	166 m2
Plot Size:	3000 m2

## IN BRIEF

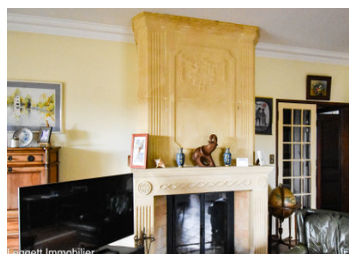
Located in a sought after part of town this character property offers 2 ground floor spacious and bright bedrooms, south facing terraces and indoor heated swimming pool, a large lounge/dining room, a furnished kitchen and a sun room. Upstairs a large lounge area with 2 more bedrooms, a bathroom and a small kitchen area. The basement is composed of a kitchen area, a double garage and wide space for a workshop and storage. Outside mature garden, all round paved vehicle access, a garden shed and a fishpond. Close to all Terrasson amenities supermarkets, shops, bars restaurants, office and weekly market in centre of town. Situated in the popular Perigord Noir area, on the doorstep to tourist hotspots of Montignac Lascaux, Vezere Valley and Dordogne river. Brive la Gaillarde is 20ms away Brive airport 20ms Bergerac airport 1hr15 Limoges airport 1hr15 Bordeaux 2hrs Toulouse 2hrs

## 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

Entrance hall 6m2  
 Lounge/dining room 40m2  
 Kitchen 12m2  
 Sun room 9m2  
 Main Bedroom 1 15m2  
 Bedroom 2 - 10m2  
 Toilets  
 Bathroom 8m2  
 Indoor heated pool/sports room 29m2  
 stairs to next level  
 Lounge area 54m2  
 Bedroom 3 - 15m2  
 Bedroom 4 - 18m2  
 Bathroom/toilets 8m2  
 Kitchen 8m2  
 Basement  
 Summer Kitchen 11m2  
 Double garage 41m2  
 Workshop + Storage area 42m2  
 Outside  
 Terraces front of house  
 Garden shed  
 Fishpond  
 Paved alleyway for vehicle access

## NOTES

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