

Stunning 6 bed, 5 bath house with fabulous view, pool, outbuildings, and 10 acres



EXCLUSIVE

INFORMATION

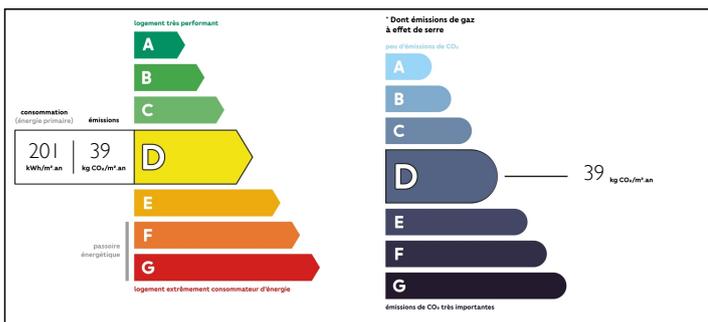
Town:	Terrasson-Lavilledieu
Department:	Dordogne
Bed:	6
Bath:	5
Floor:	300 m2
Plot Size:	40000 m2



IN BRIEF

This wonderful family home offers so much either as a year round property or a lovely holiday house. It is completely private, set in it's own land of about 10 acres, comprising, terraces, garden, meadow and woodland. The view over the local town and countryside is amazing. Swimming pool, oil central heating, 4 ensuite bedrooms, 2 further bedrooms and a shower room. Cellar and an outbuilding which is part storage and a potential little cottage. A short walk down to the town with all amenities in the Perigord Noir.

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

Gates opening to a private driveway which leads up to the house.

Ground floor:

Living room. With tiled floor, exposed beams and cathedral ceiling. Monumental fireplace with wood burning stove. French doors to dining terrace overlooking the garden. French doors to elevated terrace with view over countryside and the town.

Kitchen. Tiled floors. dining area with French doors to elevated terrace. Open through to fully fitted kitchen. Door to dining terrace.

Small salon. Currently used as a study, with sofas and tv. Door to elevated terrace.

Inner hallway with access to ground floor bedroom. Laundry room. Shower room with shower, basin and wc.

First floor:

From the main living room, staircase leads to a minstrel's gallery which overlooks the living room. Access to the two principal bedroom suites, each with ample fitted wardrobe space and ensuite shower rooms with shower, basin in vanity unit and wc.

From the inner hallway, a spiral staircase leads to small landing with access to the single bedroom. Double bedroom with ensuite bathroom comprising bath with shower over, basin in vanity unit and wc.

Second floor:

Continuing up the spiral staircase, access to the tower bedroom - a large bedroom space with ensuite shower room comprising shower, basin and wc. Within this room a ladder stair leads to a mezzanine which could be used as an extra bedroom space or study. This whole space has been used as a children's dormitory, but could also...

NOTES