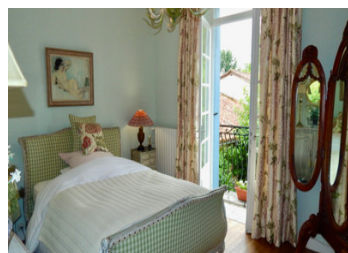


Beautifully appointed village house with garden

EXCLUSIVE



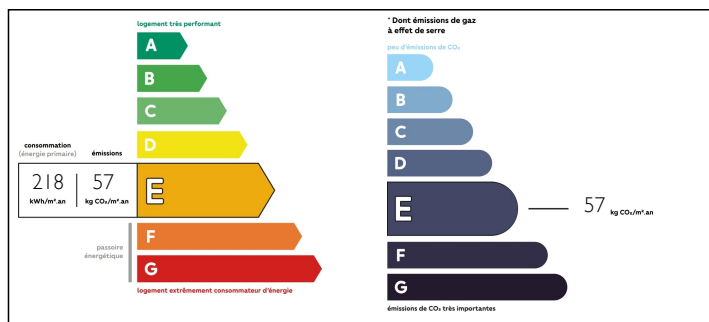
INFORMATION

Town:	La Tour-Blanche-Cercles
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	160 m2
Plot Size:	150 m2

IN BRIEF

A truly special property of immense character and charm. Renovated to a very high standard using bespoke paints and design. Located in the centre of a lovely village, Total calm and privacy. Each room has the WOW factor, sold fully furnished perfectly designed using bespoke furniture, fixtures and fittings. The property is situated between Angoulême and Périgueux, Close to Brantôme and Riberac. Bergerac Airport one hour drive.

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

Charming village house situated in the bespoke village of La Tour Blanche (The white tower). Entrance hallway and reception leading into a beautiful bright and sunny living room with patio doors onto the flagstones and lawn. 6x5m.

Fully equipped kitchen double butler sink, some freestanding furniture of quality. 5x3m.

Stunning dining room, with a long table seating 6, direct access from the kitchen. 7x4m

At the bottom of the stairs a small utility room which houses the

central heating system boiler, washing machine, tumble dryer, and household cleaning equipment..

Upstairs are 3 bedrooms of good proportions bedroom 1 4x5m bedroom 2 4x5m bedroom 3 4x3m beautifully decorated and furnished with classic french beds. 1 bathroom 4.5x3 and one shower room

4x2 m.

Dividing the bedrooms is a gracious hallway 7x2m and a landing 4x1 which has access to a large loft space for conversion 14x12m.

The garden is a perfect square 150m2 flanked with beds and planted with shrubs and flowers. Plenty of seating areas, and an open barn dining area furnished with a table and chairs (hand crafted) and soft furnishings. There are original features including its own well. The garden is completely private and very quiet, and sunny. This property has been restored to a very high standard and has the luxury feel. Ample parking in close by car parks.

The village itself has a grocer store, bar, restaurant, church, Dr, Dentist, school and hosts many local events.

Information about risks to which this property is exposed is available...

LOCAL TAXES

Taxe foncière: 750 EUR

NOTES