

Detached 3 bed house, independant groundfloor studio , covered swimming pool twin road access (Dordogne)

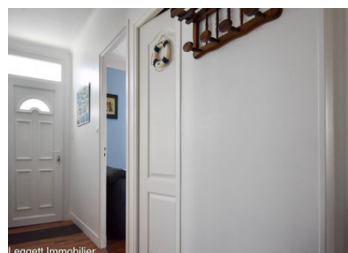


INFORMATION

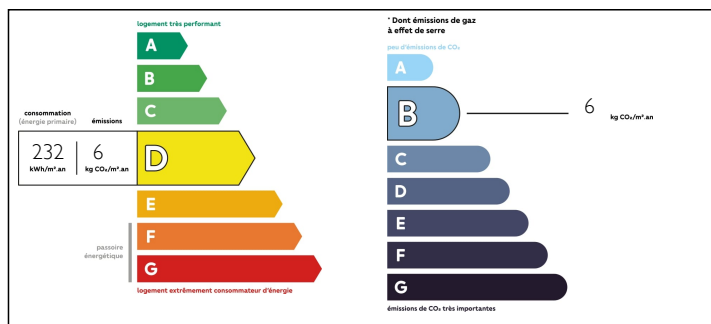
Town:	Terrasson-Lavilledieu
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	116 m2
Plot Size:	1766 m2

IN BRIEF

Terrasson (Périgord Noir) Excellent location in popular residential area a charming contemporary house of 7 rooms with its enclosed garden, south facing and close to shops with access to two separate roads. The house is composed of 3 bedrooms, a living/dining room, a kitchen, shower room and toilet on one level. Studio appartement and a large garage with workshop space at garden level with separate access. Outside there is a fenced garden with a large covered and heated swimming pool and outbuildings. at the rear of the property. This swimming pool was a fitness/water sports center with (professional swimming pool PRM standards) on 10m x6m depth 1m -1m80 covered and heated with 2 dehumidifiers for operation all year round, changing rooms with 7 cabins including two PRM in total 170m2 This property offers excellent opportunites to run a fitness center/water sports project the house provides accommodation and...



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

House (1954 circa) in good condition

Entrance hallway

Living room 12m2

Dining room 22m2

Veranda 14m2

Bedroom 1 - 14m2

Bedroom 2 - 13m2

Shower room (shower)

Separate toilet

Fitted kitchen 11m2

Garden level

Garage with boiler room (wood pellets)

Bedroom 12m2

Separate Cellar

Studio with own private entrance and shower room/wc 19m2

Exterior :

Closed garden

Double glazing and electric shutters

Please consider joined listings A25065LBC24 et A25047LBC24 for buildings and fonds de commerce.

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

NOTES