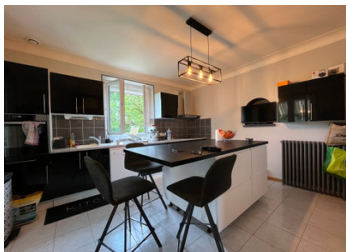


## Charming property on the heights of Terrasson-Lavilledieu

EXCLUSIVE



## INFORMATION

Town:	Terrasson-Lavilledieu
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	220 m <sup>2</sup>
Plot Size:	3800 m <sup>2</sup>

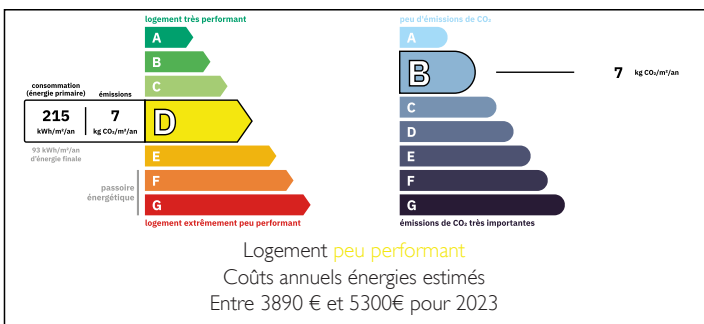
## IN BRIEF

Discover this beautiful house full of character, located in a sought-after and peaceful neighborhood. In Terrasson-Lavilledieu, a charming town in the Périgord Noir region, between Brive and Sarlat.

Set on a wooded, private plot with a heated swimming pool, this property offers a main 3-bedroom (T4) residence, an independent 1-bedroom (T2) apartment upstairs, and a basement that can be converted.

The entire property enchants with its authenticity, generous volumes, and warm atmosphere. Featuring high ceilings, a distinctive fireplace, and recent technical installations, this home is truly turnkey. Ideal for an annual or seasonal rental investment in a highly sought-after area, or to accommodate a large family home.

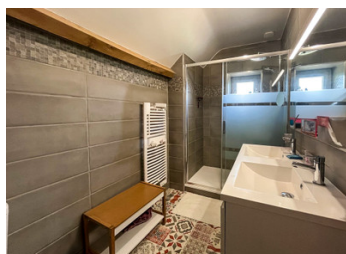
## ENERGY - DPE



The basement and part of the first floor offer great

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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

Located in Terrasson-Lavilledieu, in the heart of the Périgord Noir, this property spans nearly 380 m<sup>2</sup> over three levels.

Nestled in a peaceful, green environment, it offers a privileged living setting, close to all amenities, in one of the most sought-after areas of Terrasson-Lavilledieu.

On the ground floor, the main house of 130 m<sup>2</sup> is centered around a large living/dining room of more than 40 m<sup>2</sup>, flooded with natural light, featuring high ceilings and a functional fireplace that adds character to the space.

The practical separate kitchen of 17 m<sup>2</sup> nicely complements the layout.

The central hallway leads to 2 bedrooms, including a spacious master bedroom of 14.66 m<sup>2</sup> and a second bedroom of 14 m<sup>2</sup> with an adjoining shower room. A 12 m<sup>2</sup> office also has its own shower room, offering the possibility to convert it into a third bedroom.

A bathroom with a bathtub and shower, a separate toilet, storage spaces, and a utility room complete this level.

On the first floor, accessible directly from the house or via the basement stairs, are three insulated unfinished attic rooms totaling about 40 m<sup>2</sup>. These spaces offer interesting potential for conversion: an additional bedroom, playroom, storage area, or reading nook. A central landing of 11 m<sup>2</sup> and an independent toilet allow for functional distribution.

Also on the first floor, an independent one-bedroom apartment of approximately 58 m<sup>2</sup>, accessible via an exterior staircase, completes the property. It consists of an entrance hall with kitchen, a bright 25 m<sup>2</sup> living room, a bedroom...

## NOTES