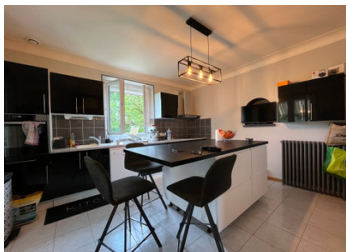


Charming property on the heights of Terrasson-Lavilledieu

EXCLUSIVE



INFORMATION

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

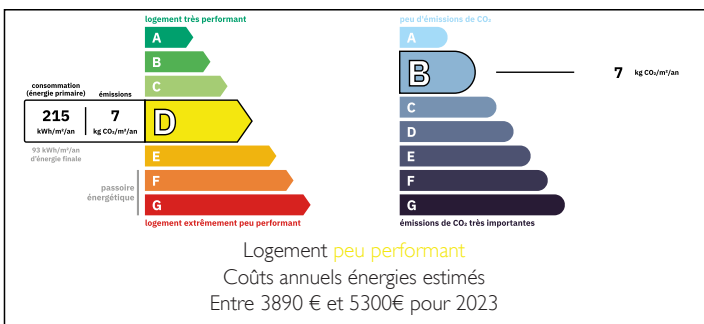
IN BRIEF

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.

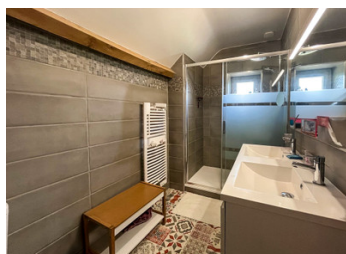
ENERGY - DPE



The basement and part of the first floor offer great

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

Located in Terrasson-Lavilledieu, in the heart of the Périgord Noir, this property spans nearly 380 m² 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 m² is centered around a large living/dining room of more than 40 m², flooded with natural light, featuring high ceilings and a functional fireplace that adds character to the space.

The practical separate kitchen of 17 m² nicely complements the layout.

The central hallway leads to 2 bedrooms, including a spacious master bedroom of 14.66 m² and a second bedroom of 14 m² with an adjoining shower room. A 12 m² 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 m². These spaces offer interesting potential for conversion: an additional bedroom, playroom, storage area, or reading nook. A central landing of 11 m² and an independent toilet allow for functional distribution.

Also on the first floor, an independent one-bedroom apartment of approximately 58 m², accessible via an exterior staircase, completes the property. It consists of an entrance hall with kitchen, a bright 25 m² living room, a bedroom...

NOTES