

Exceptional Residence with Heated Pool and Pool House in the Heart of Périgord Noir



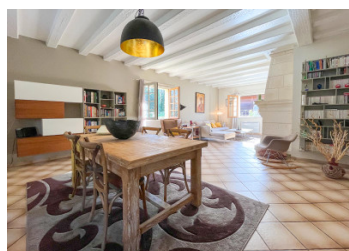
INFORMATION

Town:	Terrasson-Lavilledieu
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	275 m2
Plot Size:	5097 m2



IN BRIEF

Heritage of the Périgord Noir, and just minutes from Terrasson-Lavilledieu, discover this exceptional property where traditional Périgord charm meets modern comfort.



Nestled at the end of a peaceful cul-de-sac with no overlooking neighbors, it offers an intimate and private setting.

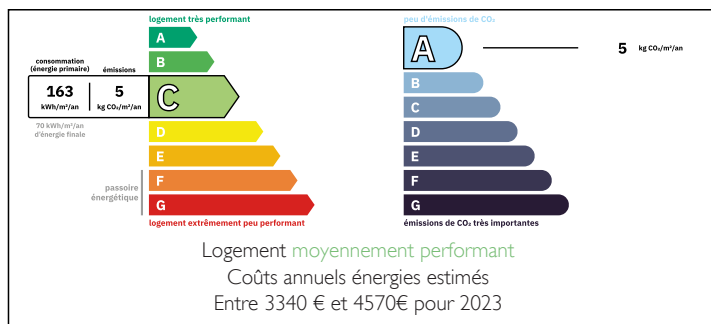
From the entrance, the spacious, light-filled living room with fireplace and exposed beams invites relaxation and convivial moments, while the kitchen and dining area open onto a terrace perfectly suited for entertaining.



5 bedrooms, including 2 on the ground floor, extend the home's sense of comfort and elegance.

This prestigious property features a heated swimming pool, sheltered by a majestic pool house of over 120 m².

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.



LOCAL TAXES

Taxe foncière: 3137 EUR

NOTES

DESCRIPTION

Let's explore every corner of this exceptional property, floor by floor:

* Basement:

Wine cellar: 19 m²

Home cinema: 30 m²

Gym: 35 m² with double sinks and storage

Shower room: 3 m², WC + Italian-style shower

Hallway: 18 m²

Laundry room: 9.5 m²

Garage: 34 m²

* Ground floor:

Living room: 50 m², high ceilings 2.90 m, exposed beams, fireplace, access to terrace

Kitchen / dining area: 26 m², access to terrace

Hallway: 15 m² with storage

Bedroom 1: 12.75 m² with storage, direct access to terrace

Bedroom 2: 11.75 m² with storage

Bathroom: 10.15 m², double sinks, Italian-style shower, storage

Separate WC: 2 m²

* First floor:

Bedroom 3: 9 m² + dressing

Office: 8.25 m²

Billiard room and small lounge: 27.6 m²

Hallway: 11 m²

Bathroom: 8 m², double sinks and bathtub

Bedroom 4: 11.2 m² + dressing

Space 5 (optional bedroom): 8 m²

Separate WC: 1.8 m²

* Outbuildings and exterior:

Mini chalet: 16 m²

Land: 5,097 m², partially buildable – flat and landscaped

Pool house: 122 m² with technical area (WC +