

## Terraced 3 bed stone property with garage, located in quiet scenic village ( Perigord Noir)



Leggett Immobilier

## INFORMATION

Town:	Beauregard-de-Terrasson
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	115 m <sup>2</sup>
Plot Size:	95 m <sup>2</sup>



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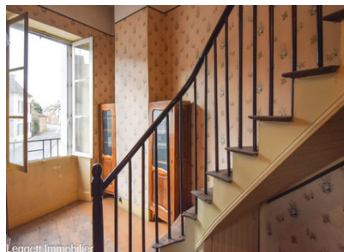
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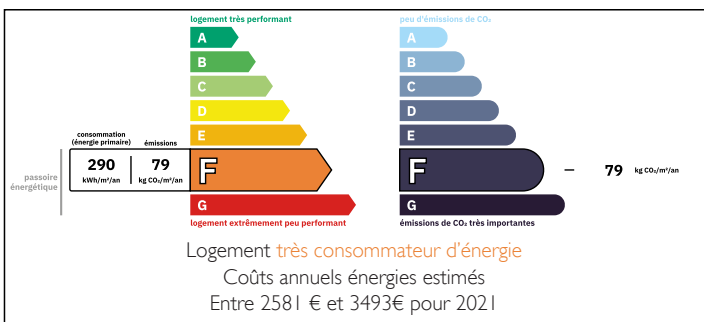
## IN BRIEF

Ideal project for holiday home/rental this 3 bed property was previously a village grocery store downstairs, then became a happy family home with many good souvenirs located in a small scenic village just outside TarrassonLavilledieu ( in Dordogne).

The property has been attractively priced to reflect that it has potential but will need to be modernised with new double glazing, electrics, plumbing, it has mains sewerage, a garage and an interesting location 2hrs from Bordeaux, 1hr30 from Bergerac or Limoges airport . A89 motorway is easily accessible.

Basic amenities in village but all shops, Bars and restaurants are 10ms away in Terrasson.

## 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

Ground floor  
Living room 19m<sup>2</sup>  
Kitchen 9m<sup>2</sup>  
Dining room 13m<sup>2</sup>  
Hallway  
Boiler room (oil)  
Toilet  
Garage 13m<sup>2</sup>  
First floor  
Landing 16m<sup>2</sup>  
Bedroom 1 - 13m<sup>2</sup>  
Bedroom 2 - 14m<sup>2</sup>  
Dressing room 6m<sup>2</sup>  
Bedroom 3 - 12m<sup>2</sup>  
Shower room with WC  
Attic 12m<sup>2</sup> with storage space

## LOCAL TAXES

Taxe foncière: **906 EUR**

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

## NOTES