

## Renovated character property with swimming pool and outbuilding in the heart of the Périgord Noir



## INFORMATION

|             |                       |
|-------------|-----------------------|
| Town:       | Terrasson-Lavilledieu |
| Department: | Dordogne              |
| Bed:        | 7                     |
| Bath:       | 3                     |
| Floor:      | 254 m2                |
| Plot Size:  | 1506 m2               |

## IN BRIEF

Located in the heart of the Périgord Noir, in Terrasson-Lavilledieu, this stunning character property combines the charm of the old with the comfort of modern features. Just a 10-minute walk from all amenities, this traditional stone-built Périgord home offers an ideal living environment, featuring a flat landscaped garden of over 1,500 m² and an 8x4 swimming pool.

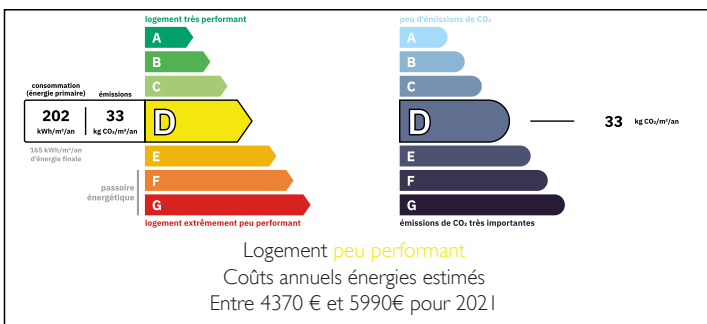
The main part of the property offers generous living spaces with 5 bedrooms, 2 bathrooms, a welcoming kitchen, and two living areas, including a large bright lounge and a second living room with direct access to the terrace. Originally built in 1843, the property was renovated and extended in 2007, bringing a unique character enhanced by exposed beams and former cattle troughs, beautifully modernised while preserving their authenticity.

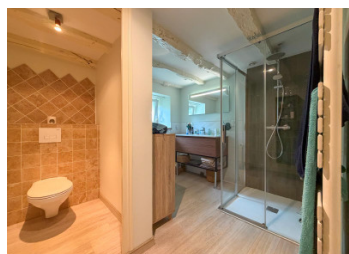
Finally, there is a self-contained one-bedroom

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.

## ENERGY - DPE





## DESCRIPTION

Located in the heart of Terrasson-Lavilledieu, just a few minutes' walk from all amenities, this exceptional property offers a rare combination of character, space, and modern comfort.

A character home with remarkable volumes

The property consists of a main house originally built in 1843, extended and fully redesigned in 2007 through the renovation of a former barn. This successful blend of stone architecture and modern living creates a unique charm throughout.

Ground floor

Kitchen: 17 m<sup>2</sup>

Living room / office: 25 m<sup>2</sup> with direct access to the terrace

Large main living area: 37 m<sup>2</sup>, the true heart of the home

Raised billiard lounge: 24 m<sup>2</sup>, creating a warm and intimate atmosphere

Fully renovated bathroom: 8 m<sup>2</sup> with walk-in shower, washbasin and WC

Wine cellar: 6.5 m<sup>2</sup>

Utility room: 12.2 m<sup>2</sup>

First floor (R+1)

Three bedrooms: 9 m<sup>2</sup>, 10.9 m<sup>2</sup> and 18 m<sup>2</sup>

Hallway serving the rooms

Separate WC

Shower room

Landing area: 14.5 m<sup>2</sup>

Two additional bedrooms: 14 m<sup>2</sup> each with built-in storage

Convertible attic space: 42 m<sup>2</sup> offering significant extension potential

A rare outdoor space in the city center

The 1,506 m<sup>2</sup> flat plot is easy to maintain and fully usable, offering complete privacy. The 8x4 swimming pool creates a perfect relaxation area for family or guests.

Independent accommodation with multiple

## LOCAL TAXES

Taxe foncière: 3000 EUR

## NOTES