

## Beautiful 5-bedroom family home with lake and outbuildings in the Périgord Noir



## INFORMATION

Town:	Beauregard-de-Terrasson
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	130 m <sup>2</sup>
Plot Size:	28542 m <sup>2</sup>

## IN BRIEF

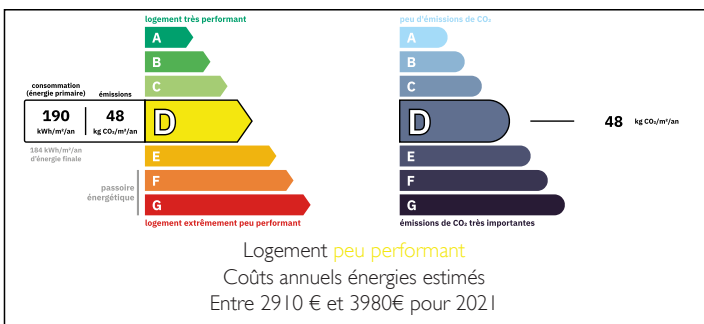
Exclusively with Leggett International, located in a small and peaceful hamlet in the Périgord Noir, this property offers a rare natural lifestyle setting, right by your private pond, while being only 10 minutes from Terrasson-Lavilledieu and all its amenities, as well as the A89 motorway.

The main house offers 5 bedrooms, including 3 on the ground floor, with well-proportioned living spaces, making it suitable for a large family or a hospitality project. The rooms are simple, bright, functional, and easy to live in.

Several outbuildings add further potential, along with a private pond.

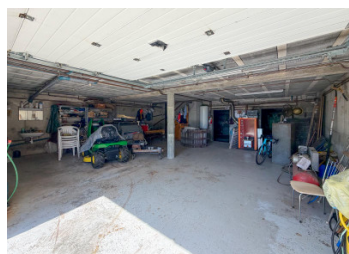
The land, just under 3 hectares, allows you to fully enjoy the outdoors with no overlooking neighbours, in complete peace and surrounded by nature.

## 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

----- MAIN HOUSE - 130 m<sup>2</sup> -----

Basement:

70 m<sup>2</sup> garage with electric door

35 m<sup>2</sup> cellar / workshop (former wine-making area with vats and press)

25 m<sup>2</sup> storage area under the terrace

A very useful basement with plenty of space.

Ground floor:

Entrance / kitchen: 15 m<sup>2</sup>

Hallway: 5 m<sup>2</sup>

Living / dining room: 31 m<sup>2</sup> with access to the terrace

Bedroom 1: 12 m<sup>2</sup>

Bedroom 2: 12 m<sup>2</sup>

Bedroom 3: 12 m<sup>2</sup> with access to the outside terrace

Bathroom: 5 m<sup>2</sup> (bathtub + sink)

Separate toilet: 1.5 m<sup>2</sup>

First floor (oil heating):

Landing: 3.5 m<sup>2</sup>

Shower room: 2 m<sup>2</sup>

Bedroom 4: 14 m<sup>2</sup> with built-in wardrobe

Bedroom 5: 16 m<sup>2</sup>

Dressing room: 8 m<sup>2</sup> (unheated, to be finished)

## LOCAL TAXES

**Taxe foncière: 1500 EUR**

**Taxe habitation: 400 EUR**

## NOTES

----- OUTBUILDINGS -----

Outbuilding 1 – Convertible:

Basement garage: 45 m<sup>2</sup>

Large upper garage: 45 m<sup>2</sup> (ceiling height from 2.60 m to 5.30 m)

Outbuilding 2 – LAKE AREA (single storey):

Kitchen / dining room: 20 m<sup>2</sup>

Shower room with shower, sink and toilet: 2 m<sup>2</sup>

Two rooms of 8 m<sup>2</sup> each (bedrooms or offices)

----- OUTSIDE -----

Land of just under 3 hectares

Private pond of around 1,000 m<sup>2</sup> (approximately 3