

Detached stone built 3 bed house , garage,private garden , parking, walking distance to amenities (Dordogne)

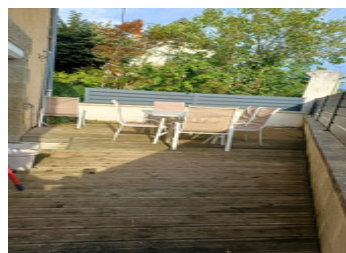
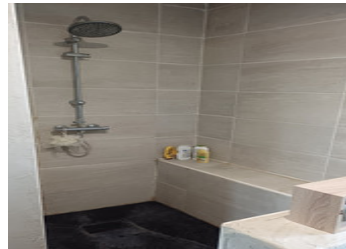
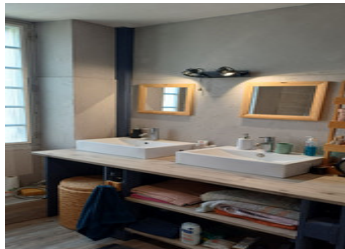
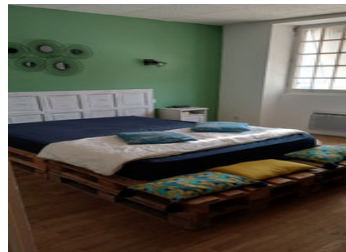


## INFORMATION

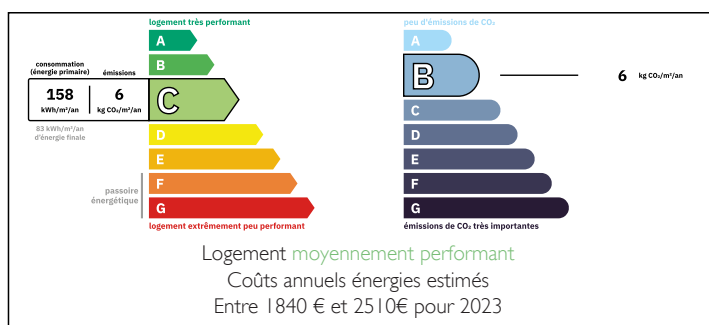
|             |                       |
|-------------|-----------------------|
| Town:       | Terrasson-Lavilledieu |
| Department: | Dordogne              |
| Bed:        | 3                     |
| Bath:       | 1                     |
| Floor:      | 135 m2                |
| Plot Size:  | 372 m2                |

## IN BRIEF

A beautiful stone-built house on enclosed grounds, situated in the town centre, close to shops, the media library, cinema, bars and restaurants. The ground floor comprises an entrance hall leading to the living room and a fitted kitchen opening onto the dining room; the first floor features 3 bedrooms, a landing, a toilet and a shower room. There is an enclosed garden with a terrace, parking space and a garage.



## 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

Property set on a 372m<sup>2</sup> enclosed plot in the centre of a town of 6,000 inhabitants, with a secondary school, primary schools, shops, bars, restaurants, pharmacies, a fresh produce market on Thursday mornings, and a railway station with regular services to Bordeaux and Brive-la-Gaillarde.

Ground floor: entrance leading to 35m<sup>2</sup> living room  
Open-plan fitted kitchen 12m<sup>2</sup> / Dining room 14.9m<sup>2</sup>

Garage 32m<sup>2</sup>

First floor with

Landing leading to Bedroom 1 – 16m<sup>2</sup>

Bedroom 2 – 15.7m<sup>2</sup>

Bedroom 3 – 17m<sup>2</sup>

Shower room and separate toilet

Brive la gaillarde 20ms

Bordeaux 2h30

Toulouse 2hrs

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

## LOCAL TAXES

**Taxe foncière: 1410 EUR**

## NOTES