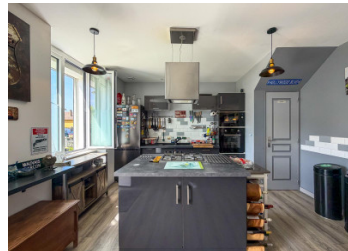


Renovated village house with 5 bedrooms, swimming pool, garage and outbuildings.



## INFORMATION

Town:	Beauregard-de-Terrasson
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	120 m <sup>2</sup>
Plot Size:	2725 m <sup>2</sup>

## IN BRIEF

Fully renovated village house, located just a short walk from local amenities (bakery, school, etc.) and only 5 minutes from the A89 motorway access.

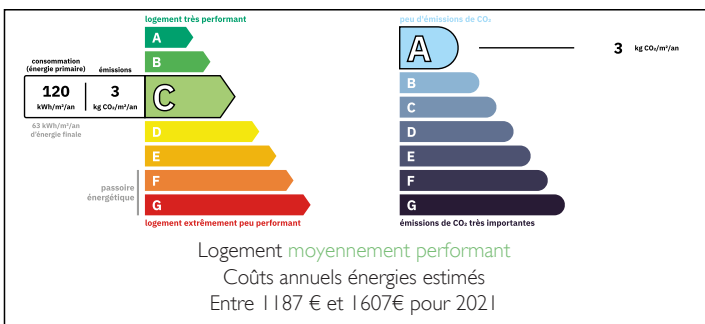
This property offers around 120 m<sup>2</sup> of living space, with generous additional areas bringing the total built surface to nearly 250 m<sup>2</sup>.

On the ground floor, a bright and spacious 38 m<sup>2</sup> living area combines a lounge, dining room, and open-plan kitchen, fitted with a pellet stove and reversible air conditioning. Two bedrooms, a shower room, and a separate toilet complete this level.

Upstairs, there are three additional bedrooms, a study, a bathroom with toilet, and a dressing room.

The basement of approximately 80 m<sup>2</sup> offers several highly practical spaces, including a workshop, garage, and storage areas.

## 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

The plot is flat and easy to maintain, with a simple but functional outdoor space: terrace, small garden/vegetable patch, outbuildings, and a pool shed.

The 8x4 chlorine swimming pool, built 2 years ago, is a real asset for enjoying sunny days.

Two outbuildings (25 m<sup>2</sup> and 15 m<sup>2</sup>) as well as a 10 m<sup>2</sup> pool shed complete the exterior spaces.

\* BASEMENT – approx. 80 m<sup>2</sup>

A full basement, dry and highly usable:

Central workshop: 30 m<sup>2</sup>

Storage area: 12.5 m<sup>2</sup>

Additional space (gravel floor): 7 m<sup>2</sup>

Single garage: 20 m<sup>2</sup> with electric door

Back kitchen / utility room: 10.5 m<sup>2</sup>

Ceiling height between 1.80 m and 1.90 m.

Ideal for DIY, storage, workshop use, or setting up a professional or creative space.

\* GROUND FLOOR – approx. 76 m<sup>2</sup>

The heart of the home, fully renovated and comfortable.

A large 38 m<sup>2</sup> living area combining lounge, dining room, and open-plan kitchen.

Warm and modern, it is equipped with:

a pellet stove

reversible air conditioning (living room)

direct access to both upper floors and the basement

A bright and welcoming space designed for everyday living.

The rest of the ground floor includes:

## LOCAL TAXES

Taxe foncière:

1200 EUR

## NOTES