LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47188ENC24 Price: 420 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (397 000 EUR without fees)

Exceptional property with over 4,500 m of flat land in the heart of a charming village in the Périgord Noir

EXCLUSIVE







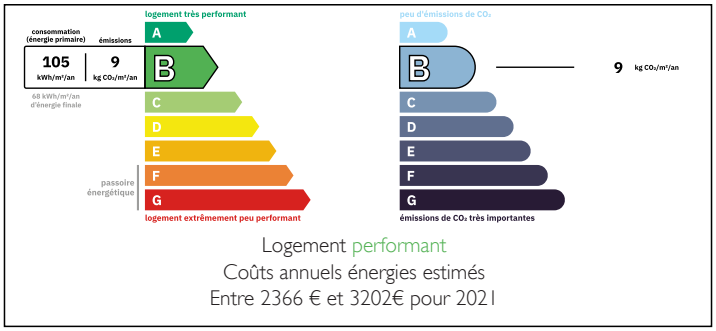








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 2366 € et 3202€ pour 2021

INFORMATION

Town:	Beauregard-de-Terrasson
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	280 m2
Plot Size:	4780 m2

IN BRIEF

In the heart of the Périgord, in a charming village, close to local amenities and with easy access to the A89 motorway connecting Paris and Bordeaux, discover this exceptional opportunity.

Built in the 20th century and extended in 2010, this property offers 280 m² of living space, including a main house and an independent one-bedroom apartment, set on a flat, buildable plot of over 4,700 m² an exceptionally rare feature in the heart of the village.

This is the ideal opportunity to enjoy a large, flat and buildable plot, located less than 100 metres from the first local shops, while benefiting from complete privacy and no overlooking neighbours.

The property offers a total of 5 bedrooms and 3 bright living rooms. The south-facing veranda, along with the two east-facing kitchens, opens onto the

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.

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DESCRIPTION

Key Features :

* House built in the 20th century
* Extension completed in 2010
* Approximately 280 m² of living space
* Main house of approximately 240 m²
* Independent one-bedroom apartment (T2) of approximately 40 m²
* Nearly 400 m² of total built space including the outbuildings
* Flat plot of over 4,700 m²
* Buildable land
* Located in the heart of the village
* Less than 100 metres from the nearest shops and amenities
* Immediate access to the A89 motorway, connecting Paris, Bordeaux and Limoges

Living Areas

* **5 bedrooms**
* 3 bright living rooms, including a main living room of over 60 m²
* Through kitchen of approximately 33 m²
* Two kitchens
* 20 m² south-facing veranda
* East-facing kitchens
* Living spaces opening onto the outdoor courtyard
* Direct views of and access to the village fountain

Comfort & Heating

* Oil-fired boiler
* Underfloor heating on the ground floor of the original part of the house
* Heat pump with reversible air conditioning
* Reversible air conditioning
* Traditional cantou fireplace with an insert

Outbuildings & Parking

*3 individual garages
*2 storage outbuildings

NOTES