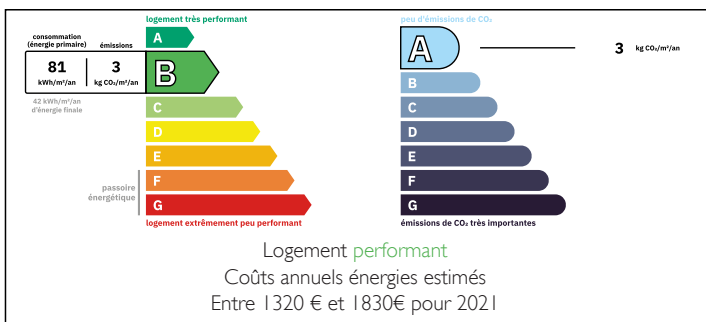


Maison de plein pied avec 4 chambres, piscine, jardin clos, situation recherchée a 20ms de Brive la Gaillarde



ENERGY - DPE



INFORMATION

Town:	Terrasson-Lavilledieu
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	172 m2
Plot Size:	2054 m2

IN BRIEF

Individual oen level house situated in a highly sought-after neighbourhood of Terrasson-la-Villedieu, a few minutes away from shops, schools and other amenities. Brive-la-Gaillarde is a 20-minute drive away.

The house offers 165m² with an additional 23m² following the conversion of the garage into a bedroom with an en-suite shower room and toilet. Air-to-water heat pump with underfloor heating; Ventilation (VMC) fitted.

White aluminium double-glazed windows with sliding doors offering lovely views and un restricted access to the terrace, swimming pool and garden.

Roller shutters(part only electric.)

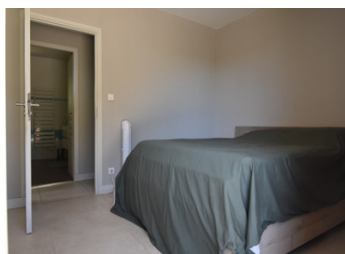
Bathroom with separate toilet.

Modern, fitted fully equipped kitchen (2023), separate from the living/dining room.

A lovely, spacious and light-filled living/dining area opening directly onto the south-facing terrace, offering a beautiful panoramic view.

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

Access to the garden via an electric gate
Level access to the living/dining room
Access to the pool terrace through large sliding doors
Separate, furnished and fitted kitchen
Corridor leading to
Bedroom 1 with French windows opening onto the terrace
Bedroom 2 with French windows opening onto the terrace
Separate toilet
Bathroom with walk-in shower and bath
Bedroom 3
Pantry
Boiler room
Bedroom 4 with en-suite
South-facing terrace
Desjoyaux swimming pool 8m x 4m
Roller shutters
Double glazing
New kitchen (2023)
Air-to-water heat pump heating (underfloor heating)
Mechanical ventilation
Fibre-optic broadband

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

NOTES