

A luminous, open plan modernist house set in a stunning garden on 1.35 hectares with an outbuilding



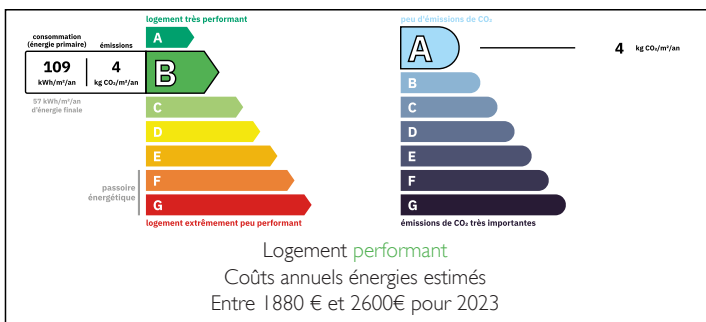
## INFORMATION

|             |            |
|-------------|------------|
| Town:       | Tourtoirac |
| Department: | Dordogne   |
| Bed:        | 3          |
| Bath:       | 2          |
| Floor:      | 180 m2     |
| Plot Size:  | 13567 m2   |

## IN BRIEF

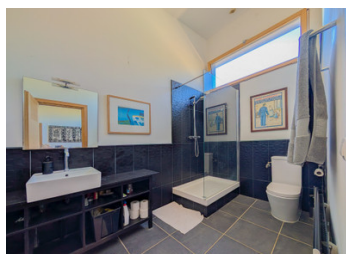
A beautifully designed category B energy, 3 bedroom property within 1.35 hectares of secluded valley where the garden and the house become one. Built of high-quality red cedar, this house is well constructed with a zinc roof and a massively luminous and ergonomic layout surrounded by nature, yet within walking distance downhill to an ancient riverside village with its medieval abbey, its bakery and restaurant.

## 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

House (single storey, wheelchair friendly throughout)

Entrance hall 12 m<sup>2</sup>

Open plan living-room/dining area 46 m<sup>2</sup>

Kitchen area 25 m<sup>2</sup>

Pantry 4 m<sup>2</sup>

Corridor 5 m<sup>2</sup>

1st bedroom 21.5 m<sup>2</sup>

Washroom with shower washbasin and w/c 7 m<sup>2</sup>

2nd bedroom 30.5 m<sup>2</sup>

Bathroom with shower, bath, washbasin and w/c 8 m<sup>2</sup>

3rd bedroom 17 m<sup>2</sup>

Ensuite shower closet (connections fitted but unfinished) 4 m<sup>2</sup>

Wardrobe dressing closet 3 m<sup>2</sup>

East terrace - morning sun 24 m<sup>2</sup>

West Terrace - evening sun 24 m<sup>2</sup>

## NOTES

Electric, heat pump and wood burner heating

Outbuilding :-

Workshop

Garden and wood storage

General storage

Laundry room

Total 65 m<sup>2</sup>

Land 13,567 m<sup>2</sup>

Amenities

Local shops 15 minute walk

Nearest supermarket 10 minutes by car

Nearest SNCF train station 20 minutes by car

Nearest airport (Brive) 52 minutes by car

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