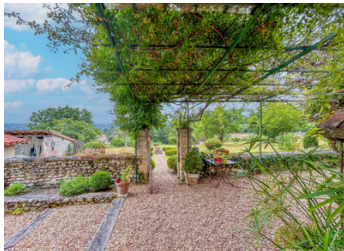


Superb manor house, ideal for families and/or vacations, with elegant, warm comfort.



## INFORMATION

Town:	Villetoureix
Department:	Dordogne
Bed:	7
Bath:	3
Floor:	252 m <sup>2</sup>
Plot Size:	11 026 m <sup>2</sup>

## IN BRIEF

Superb maison de maître, ideal for families and/or vacations, with elegant, warm comfort.

Spacious and bright, with a covered terrace overlooking the swimming pool, bordered by the walls of an old building.

This magnificent, welcoming property combines the comfort and charm of homes with history and soul.

The property comprises :

FIRST FLOOR:

- Main entrance hall with staircase: 14m<sup>2</sup>.
- Fully-equipped kitchen/dining room: 27m<sup>2</sup>
- Large living room: 26 m<sup>2</sup> (26 m<sup>2</sup>)
- Master suite with shower room: 27m<sup>2</sup>
- Utility room: 6 m<sup>2</sup> (6 m<sup>2</sup>.)
- Storeroom: 4 m<sup>2</sup> (4 m<sup>2</sup>.)
- Boiler room/Workshop: 20m<sup>2</sup>
- WC

ON THE 1<sup>ST</sup> FLOOR:

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.

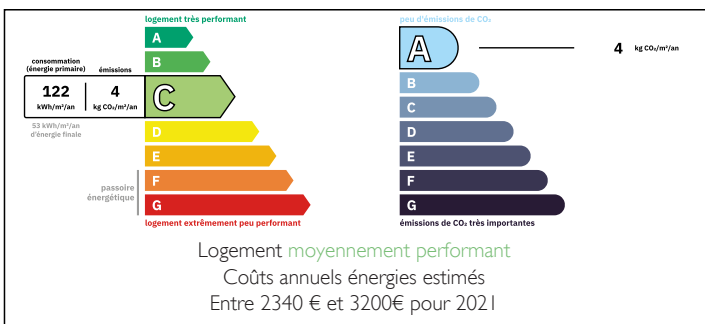
- Bedroom 4 dressing room: 17 m<sup>2</sup>

- Bedroom 3 56.35m<sup>2</sup> (113 m<sup>2</sup>) include agency fees.

- Bedroom 2 63.14 m<sup>2</sup> (114 m<sup>2</sup>)

- Bathroom...

## ENERGY - DPE





## DESCRIPTION

Ideally situated on the heights of Villeteureix in Dordogne in the Périgord Vert

It offers a superb view over the valley.

The house lends itself perfectly to bed & breakfast.

Located between Périgueux and Angoulême.

5 minutes from all amenities.

Well worth a visit!

A great place to welcome friends and family!

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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 habitation: EUR

## NOTES