

Exceptional spot, situated in the heart of nature on 1.28 hectares of land.



INFORMATION

Town:	Tourtoirac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	12810 m2



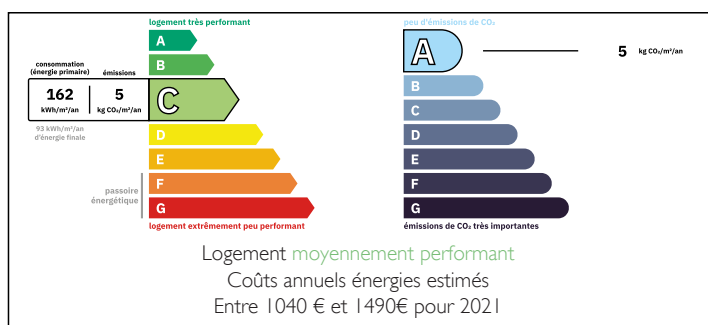
IN BRIEF

This magnifique property is situated on 12810m² of land, an extremely quiet spot only 1km from Tourtoirac.

The property has been fully renovated, the roof is new, double glazing, new insulation, heat pump heating.

The barn is also in excellent condition and has alot of potential. There is plenty of room to install an outside pool.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Ground floor:

Main entrance opening onto a space of 45m²:

-lounge with woodburner, stairs leading to the first floor and storage under the staircase.

-Dining room.

-Fully fitted kitchen.

-Bedroom of 16m² with access to the garden, fitted wardrobes, velux windows.

-Shower room with shower, sink and WC.

First floor:

Carpeted landing area.

Bedroom of 14m², dormer, exposed wooden beams and carpet.

Bedroom of 13m², dormer, exposed wooden beams and carpet.

Bathroom, bathtub, sink and WC.

Cellar.

Exterior:

Barn of 47m², two levels (94m² in total), new roof.

At the front of the house you will find a south facing terrace, and a driveway. The land surrounding the property is mostly prairie.

Excideuil is 10km away, you will find all amenities needed; schools, bakers, medical center, supermarkets, post office and much more.

Hautefort is 8km, known for its chateau, it also has your local supermarkets etc.

Perigueux is around 40 minutes away.

There are plenty of activities surrounding the area; golf, hot air balloon rides, kayak, canoe, bike rides, and much more.

The airport of Limoges is 84km away, Bordeaux 180km, and Bergerac 85km.

Information about risks to which this property is