

Impeccable, fully renovated 4-bedroom village house with swimming pool, garage and large, peaceful garden.vec



## INFORMATION

Town:	La Tour-Blanche-Cercles
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	137 m2
Plot Size:	1147 m2



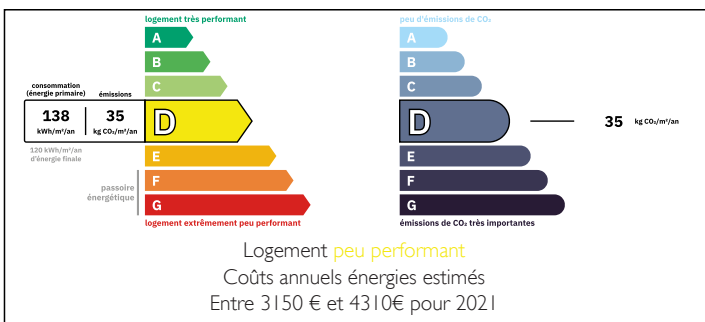
## IN BRIEF

This stone house dating from 1920 is located in a small, picturesque village in the Périgord Vert, just 2 minutes from the local shops.

It is currently used as a seasonal rental, but with its 4 bedrooms and 2 shower rooms, it would be perfect for a family living there permanently. It has oil-fired central heating and is connected to mains drainage. It is ideally located 10 minutes from Verteillac and 20 minutes from Brantôme, known as the Venice of Périgord.

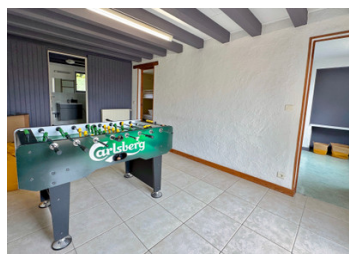
Also 45 minutes from Périgueux and 1h15 from Bergerac.

## 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

- + Oil-fired central heating
- + Connected to mains drainage
- + Double-glazed windows
- + Good roof and wall insulation

### GROUND FLOOR:

- Living room (21.5m<sup>2</sup>)
- Kitchen (21 m<sup>2</sup>)
- Bedroom 1 (16,3m<sup>2</sup>)
- Shower room with WC (8m<sup>2</sup>)
- Games room (14,9m<sup>2</sup>)
- Bedroom 2 (9m<sup>2</sup>)
- Bedroom 3 (10m<sup>2</sup>)
- Shower room with WC (5.5m<sup>2</sup>)
- Boiler/laundry room under stairs (9.5m<sup>2</sup>)

### 1st FLOOR:

- Bedroom 4 (21,3m<sup>2</sup>) with washroom and WC.

### OUTSIDE:

- Courtyard to the front of the house with kitchen-side terrace.
- Shed
- 7 x 3m salt pool
- Pool house (5,5m<sup>2</sup>)
- Garden of approximately 1000m<sup>2</sup> with rear gate

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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 foncière: **651 EUR**

Taxe habitation: **EUR**

## NOTES