

Modern 3 bed house with garage, located close to schools, shops & train station (Terrasson) 20ms Brive Ouest

EXCLUSIVE

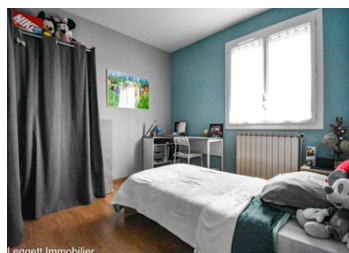
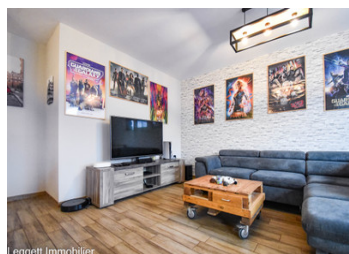


## INFORMATION

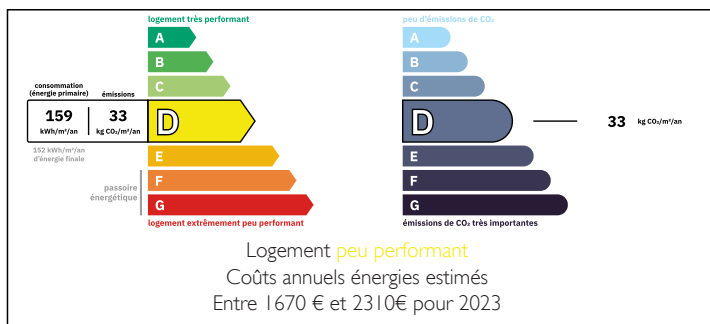
Town:	Terrasson-Lavilledieu
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	114 m2
Plot Size:	1167 m2

## IN BRIEF

Recently renovated 3 bed 2 bathroom property with garage and fenced garden, new quality fitted open plan kitchen fully equipped, spacious lounge/dining room, new central heating gas boiler, rewired, fibre optic, garage( electric door), workshop, tv room and spacious laundry room. Possibility have separate studio accomodation downstairs. Fenced garden with gates, gazebo and BBQ, overground heated pool, shelter and parking space for camping car. Good access to town centre for schools, shops, bars and restaurants as well as train station with Brive 20ms away

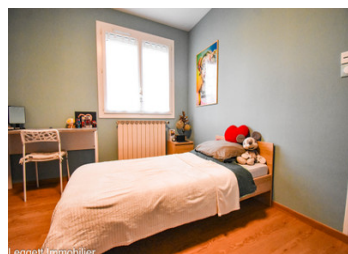


## ENERGY - DPE



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 built on cellar / garage (garden level)  
 Steps to balcony 8m2  
 Entrance to  
 Living/dining room and kitchen 51m2  
 Master bedroom 16m2 with shower room and dressing room  
 Corridor  
 Toilet  
 Bedroom 2 - 26m2  
 Bedroom 3 - 11m2  
 Bathroom  
 Interior staircase to basement  
 TV room  
 Laundry room 14m2  
 Toilet  
 Room to finish 12m2  
 Room to finish fitting out 38m2  
 Garage / Workshop 33m2  
 Double glazing  
 Electric and remote control roller shutters  
 Chapée Condensing Boiler (recent) - City Gas  
 Mains drainage  
 Fiber Optic with Connectivity Cabinet  
 Garden shed (insulated + electricity)  
 Gazebo and BBQ  
 Above Ground Pool 5mx3m approx  
 2 gates - one for access to the house/garden and one to separate neighbouring plot 519m2

## LOCAL TAXES

**Taxe foncière: 1600 EUR**

**Taxe habitation: EUR**

## NOTES

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