

Attractive village property with 2 bedrooms, a large garden and outbuildings.

EXCLUSIVE



INFORMATION

Town:	La Tour-Blanche-Cercles
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	155 m2
Plot Size:	1237 m2

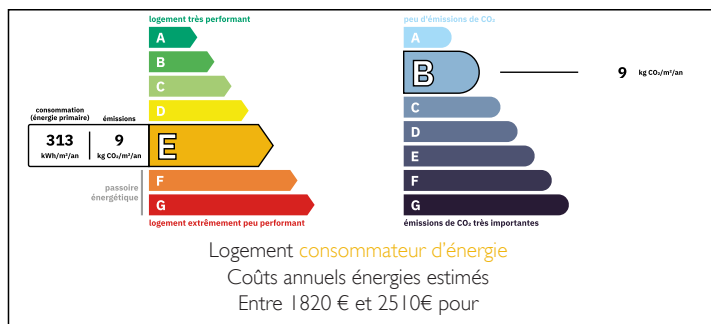
IN BRIEF

This lovely, traditional property is situated in a highly desirable location in the centre of La Tour Blanche, a popular village in the Dordogne region of South-West France.

This property has lots of private space and an attractive stone terrace at the rear of the house. There is also a useful storage shed. The house has an open fireplace in the living-room and a wood stove in the kitchen. The two bedrooms are generously proportioned - one has a view of the village green and the other of the back garden. An ideal family home, or holiday home, with amenities on the doorstep.

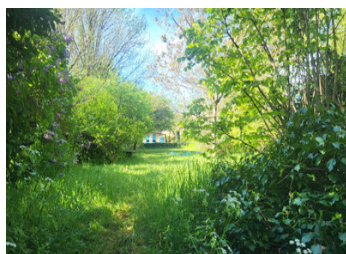


ENERGY - DPE



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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 foncière:	954 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

Ground Floor:

Entrance Hall: 15.4m², tiled floor.

Living-room: 29.7m², wooden floor, open fireplace.
Door to terrace and garden.

Kitchen / Dining room: 24m², wood floor, wood burner.

WC: 1.9m², tiled floor.

Upstairs:

Landing area: 7.2m², wooden floor. Door and stairs to attic.

Bedroom 1: 22.8m², wooden floor, open fireplace, exposed stone walls.

Bedroom 2: 22.5m², wooden floor, exposed stone walls.

Washroom: 2.6m², 2 wash hand basins.

Shower Room / WC: 6.5m².

Outside:

Terrace

Large garden with rear access: 1,237m²

3 stables: 3 x 15m²

Storage shed: 1.52m²

The property is just 20 minutes from the very beautiful Brantome, with a variety of restaurants, shops and leisure activities. The man-made beach at St Estephe, offering many activities and the opportunity to have a swim in its lovely lake, is about a 40 minute drive.

The train station at Angoulême, with a high-speed connection to Paris, is a 50 minute drive.

Information about risks to which this property is