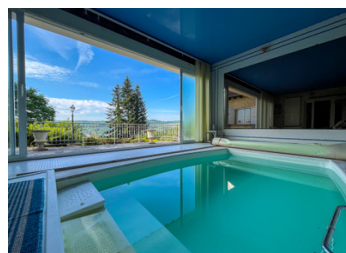


Charming residence with a wooded park on the sought-after heights of Terrasson-Lavilledieu in the Périgord Noi



INFORMATION

Town:	Cublac
Department:	Corrèze
Bed:	3
Bath:	2
Floor:	200 m2
Plot Size:	3325 m2



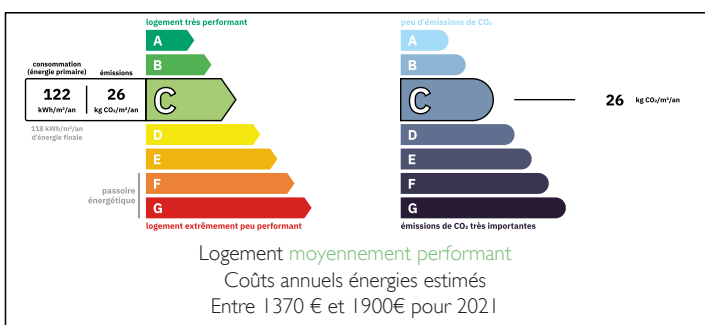
IN BRIEF

In the Black Périgord region, located in a highly sought-after neighborhood of Terrasson-Lavilledieu, this rare prestigious residence of 200 m² of living space captivates with its elegant architecture, generous volumes, high ceilings, and distinctive features such as moldings, an exposed stone fireplace, and a veranda. This property is set on a beautifully wooded plot of over 3,000 m²!

Perched in an elevated position, with no direct neighbors while being just 5 minutes from the center of Terrasson-Lavilledieu, it offers a natural and intimate living environment.

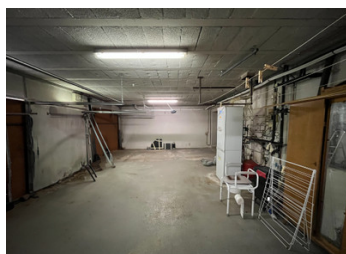
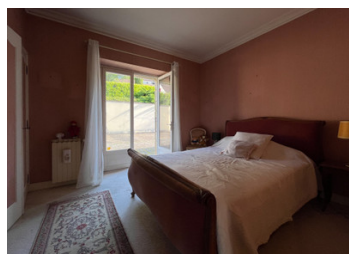
The property stands out with a spacious, bright, and welcoming living room, more than three bedrooms, two bathrooms, an office, an indoor heated pool area, a sunny terrace, as well as an outdoor pond (detailed description attached).

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 foncière: 1592 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Just a few steps from the heart of Terrasson-Lavilledieu, this property enjoys a prime location in a lively and welcoming town. You'll find all essential local shops, quality schools, a renowned market, and a vibrant cultural life, making this town a place that balances dynamic living with a peaceful atmosphere. Nestled between river and hills, Terrasson charms with its perfect mix of comfort and everyday convenience.

Set in a quiet area on a beautifully landscaped plot of over 3,000 m², this property offers a rare atmosphere ideal for relaxation and privacy, all while remaining close to urban amenities. The sunlit terrace throughout the day is a true invitation to convivial moments and shared experiences. The well-maintained, flower-filled garden extends to a charming pond that enhances the property's character.

The interior unfolds over multiple levels with a harmonious blend of comfort, charm, and generous volumes. From the entrance, the 47 m² living room impresses with its cross-lighting and warm ambiance. Open to the outside, it provides direct access to the terrace and a 10 m² sunroom bathed in natural light, perfect year-round. The adjoining 12 m² kitchen is both functional and pleasant, complementing the living space perfectly.

Still on the ground floor, two beautiful bedrooms of about 11 m² each serve as peaceful sleeping quarters, accompanied by a spacious 8 m² bathroom that opens directly onto a 28 m² indoor pool area (3x2 m pool). A true asset, this aquatic space promises unparalleled moments of relaxation, in both...