

A pretty 3 bedroom town house with a wide veranda overlooking a large garden and hills beyond



## INFORMATION

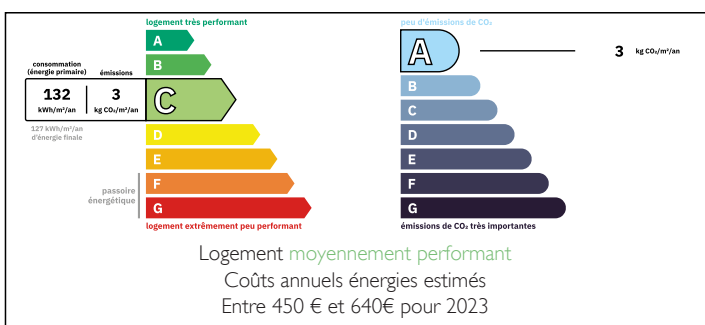
|             |                       |
|-------------|-----------------------|
| Town:       | Terrasson-Lavilledieu |
| Department: | Dordogne              |
| Bed:        | 3                     |
| Bath:       | 2                     |
| Floor:      | 109.5 m2              |
| Plot Size:  | 1511 m2               |

## IN BRIEF

A pretty town house dating from around the late 19th to early 20th century with later extensions all neatly restored including a large veranda and a view that stretches beyond the lawn, across the river to the distant hills. The property is at the edge of the ancient market town of Terrasson Lavilledieu and is therefore at an easy walking distance to shops, riverside restaurants, schools and the famous Jardins de l'Imaginaire!

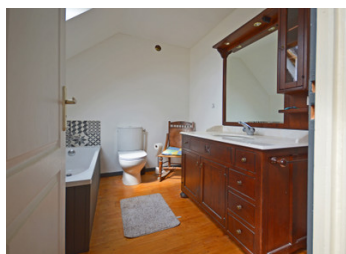


## ENERGY - DPE



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

Lower floor

Kitchen/sitting room with wood burner 21 m<sup>2</sup>

Veranda 28 m<sup>2</sup>

Washroom with Shower, washbasin and w/c 5,5 m<sup>2</sup>

1st bedroom (also opens onto the veranda) 16 m<sup>2</sup>

Upper floor

Landing 5 m<sup>2</sup>

2nd bedroom 18 m<sup>2</sup>

Bathroom with bath, washbasin and w/c 6 m<sup>2</sup>

3rd bedroom 10 m<sup>2</sup>

Basement (ground level)

Former garage (planned for independent kitchen/living room 24 m<sup>2</sup> + bedroom 16,5 m<sup>2</sup>) total 40,5 m<sup>2</sup>

Cellar 45,5 m<sup>2</sup>

2nd garage 20 m<sup>2</sup>

Outside

Garden 1511 m<sup>2</sup>

Amenities

Walking distance to shops, restaurants and the river

4 minutes by car to the nearest supermarket

7 minutes' walk to the nearest SNCF train station

30 minutes by car to the nearest airport (Brive)

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