

UNDER OFFER Spacious Character Home with Flexible Layout and Generous Garden



INFORMATION

Town:	La Tour-Blanche-Cercles
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	257 m2
Plot Size:	12277 m2

IN BRIEF

Tucked away in a tranquil corner of a picturesque Dordogne village, this spacious and light-filled home offers immediate comfort with ample potential for renovation and personalisation. Enjoy a generous private rear garden, a large barn, potting sheds, and a functional well—ideal for gardening enthusiasts or those seeking a countryside escape. A perfect opportunity to create your dream holiday home in an idyllic rural setting.

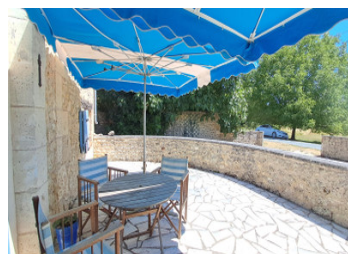


ENERGY - DPE

DPE not required.

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

Enter the property through the front door into an impressive, double-height living room, filled with natural light and featuring a staircase leading to a mezzanine level , perfect for use as a study, library, or additional lounge area.

Off the main living space is a well-proportioned kitchen , which includes a walk-in pantry for additional storage and convenience.

From the kitchen, step into a spacious central hallway providing access to:

A family bathroom

Bedroom 1 / Garden Room

Living room

A charming covered veranda

Leading off the veranda are two interconnecting bedrooms, ideal for guests or family use:

Bedroom 2

Bedroom 3

Upstairs, just off the mezzanine, a doorway opens to two large loft areas , offering potential for further conversion or ample storage space.

Outside:

To the front of the house is a 20m² terrace with scenic views, perfect for outdoor dining or relaxing. A grassy area extends from here, featuring two wells—one fully operational—and leads to a spacious barn .

Between the house and the barn is a covered passageway that connects to a potting shed , which then opens onto a large, private rear garden—ideal for gardening, recreation, or future landscaping projects.

LOCAL TAXES

Taxe foncière: 600 EUR

Taxe habitation: EUR

NOTES