

Elegant country home with panoramic views, tastefully renovated, outbuildings and gîte potential, near village



## INFORMATION

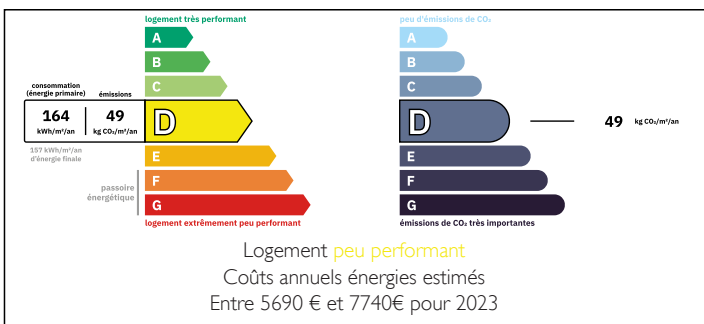
Town:	La Tour-Blanche-Cercles
Department:	Dordogne
Bed:	7
Bath:	3
Floor:	280 m2
Plot Size:	11636 m2



## IN BRIEF

Just a stone's throw from the village of La Tour-Blanche, this beautifully renovated stone property offers generous living spaces, a swimming pool, outbuildings (250 m<sup>2</sup>), and over one hectare of land with panoramic views. The house features 7 bedrooms, multiple bright living areas, a cellar, and combines charm, comfort, and great potential for a family home or tourism project.

## 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

Located just a short walk from the charming village of La Tour-Blanche, this character stone property offers a peaceful lifestyle, stunning open views, and exceptional potential.

Tastefully and carefully renovated, the house is in excellent condition and stands out for its generous volumes, natural light, and high-quality features.

The ground floor opens onto a bright central entrance hall of 13.24 m<sup>2</sup>, leading to the main living areas. On the right, a cosy 35 m<sup>2</sup> living room, and just a few steps down, an impressive 55 m<sup>2</sup> reception room with fireplace – ideal for entertaining or family gatherings.

To the left of the entrance, a 23 m<sup>2</sup> dining room connects to a semi-open fitted kitchen of 9 m<sup>2</sup>. A WC completes this level.

The first floor features a luminous landing that serves four well-proportioned bedrooms (13.39 m<sup>2</sup>, 13.23 m<sup>2</sup>, 16.77 m<sup>2</sup> and 11.29 m<sup>2</sup>), a shower room, a separate WC, and a family bathroom. There's also space for a walk-in closet or dressing area.

On the second floor, you'll find three additional bedrooms, partially under the eaves (13.49 m<sup>2</sup>, 21.26 m<sup>2</sup> and 18.31 m<sup>2</sup>), a shower room with WC, a hallway, and a small storage room – perfect for creating a guest or children's area.

A large cellar spans the entire footprint of the house, offering excellent storage or wine cellar potential.

The outbuildings, both attached and detached, offer around 250 m<sup>2</sup> in total, ideal for converting into gîtes, workshops, garages, or professional use, depending on your needs.

Outside, the partly enclosed garden...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES