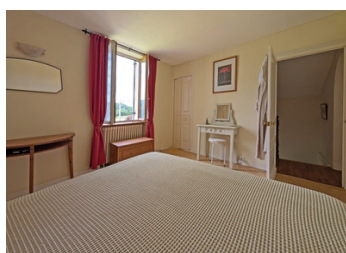


A pretty 2-3 bedroom house nicely restored, with a large garden at the exit of an historic riverside village

## EXCLUSIVE



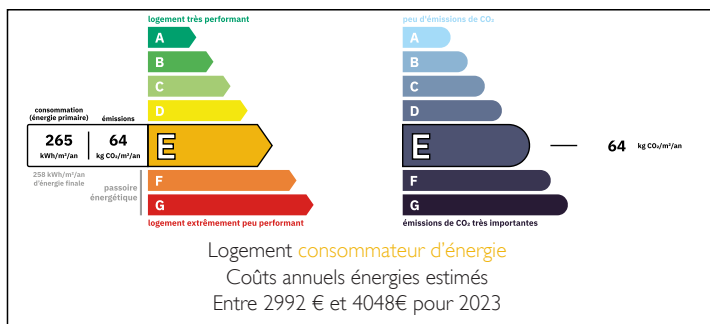
## INFORMATION

|             |            |
|-------------|------------|
| Town:       | Tourtoirac |
| Department: | Dordogne   |
| Bed:        | 2          |
| Bath:       | 1          |
| Floor:      | 84.5 m2    |
| Plot Size:  | 3995 m2    |

## IN BRIEF

A pretty house built nearly a hundred years ago, nicely renovated inside with up to date facilities in approximately an acre of garden. The house is just outside an historic riverside village with its medieval abbey, famous cave, shops and restaurants and there are other tourist sites and castles close by. A perfect for those who want comfort within an area saturated in history.

## 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

Ground floor

Entrance hall 3 m<sup>2</sup>

Kitchen 25 m<sup>2</sup>

Sitting room 17 m<sup>2</sup>

W/c 2 m<sup>2</sup>

1st Floor

1st bedroom 14 m<sup>2</sup>

Washroom with shower washbasin and w/c 6,5 m<sup>2</sup>

2nd bedroom 10 m<sup>2</sup>

Office/3rd bedroom 7 m<sup>2</sup>

Basement

Cellar and utility room 52 m<sup>2</sup>

Outside

Garage with terrace above attached/access to the ground floor

Amenities

Local shops and restaurants 2 minutes by car

Local supermarket 7 minutes

Nearest SNCF train station 20 minutes

Nearest Airport (Brive) 48 minutes

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES