



Ref: A40187LBC24 Price: 598 500 EUR

agency fees included: 5 % TTC to be paid by the buyer (570 000 EUR without fees)

Detached house with 5beds, 4baths, Chalet type poolhouse with heated pool, workshop in mature fenced gardens



INFORMATION

Town: Terrasson-Lavilledieu

Department: Dordogne

Bed: 5

Bath:

Floor: 272 m² Plot Size: 5097 m²















IN BRIEF

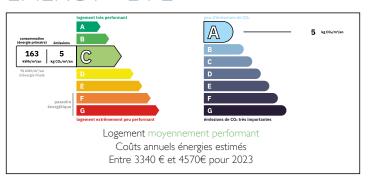
Beautiful property on large wooded and enclosed grounds of 5097m2, comprising a house of 272m2 with large living/dining room of 38m2 with fireplace, separate kitchen, furnished, 5 bedrooms, 3 shower rooms and a bathroom, 4wc, billiard room, basement with gym, laundry room, garage.

Wooden pool house (chalet style) of 122m2 with heated swimming pool IIm x 4m, shower and wc, terraces, parking space for several cars, heated outbuilding of 16m2 used as office or workshop.

Close to Terrasson Lavilledieu with its shops, bars, restaurants and abbey.

Bergerac and Limoges airports 1hr 20ms Excellent access to the tourist sites of the Vezere, Lac de Causse for water sports and the A89 and A20 motorways.

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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.



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LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Ground floor tiled

Entrance (cupboards)

Living/dining room with fireplace 38m2

Separate kitchen 31m2

Corridor

Bedroom 11.6m2

Shower room with Italian shower and cupboard WC

Bedroom with bay window 12.5m2

1st floor

Landing - floating parquet floor 11m2

Bedroom with dressing room 11. 7m2 (floating parquet floor)

Bathroom 10m2 (tiled)

WC

Bedroom 10m2 (tiled)

Bedroom IIm2 (tiled)

Games room 32m2 with floating parquet floor

Bedroom with dressing room 16.6m2

Basement

Garage 56m2

Utility room 9m2

Sports room 34m2

Shower room(Italian shower)

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