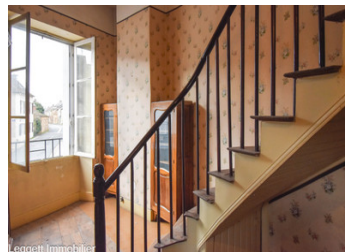


Terraced 3 bed stone property with garage, located in quiet scenic village (Perigord Noir)



INFORMATION

Town:	Beauregard-de-Terrasson
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	115 m ²
Plot Size:	95 m ²



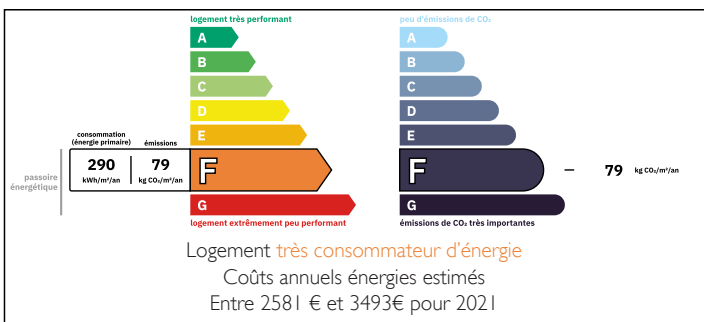
IN BRIEF

Ideal project for holiday home/rental this 3 bed property was previously a village grocery store downstairs, then became a happy family home with many good souvenirs located in a small scenic village just outside TerrassonLavilledieu (in Dordogne).

The property has been attractively priced to reflect that it has potential but will need to be modernised with new double glazing, electrics, plumbing, it has mains sewerage, a garage and an interesting location 2hrs from Bordeaux, 1hr30 from Bergerac or Limoges airport . A89 motorway is easily accessible.

Basic amenities in village but all shops, Bars and restaurants are 10ms away in Terrasson.

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
- Living room 19m²
- Kitchen 9m²
- Dining room 13m²
- Hallway
- Boiler room (oil)
- Toilet
- Garage 13m²
- First floor
- Landing 16m²
- Bedroom 1 - 13m²
- Bedroom 2 - 14m²
- Dressing room 6m²
- Bedroom 3 - 12m²
- Shower room with WC
- Attic 12m² with storage space

LOCAL TAXES

Taxe foncière:	906 EUR
Taxe habitation:	EUR

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

NOTES