

Charming and very cosy house with swimming pool & a barn in a small peaceful hamlet close to La Tour Blanche.



INFORMATION

Town:	La Tour-Blanche-Cercles
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	78 m ²
Plot Size:	1435 m ²

IN BRIEF

The property in detail.

Downstairs :

Kitchen - 13.85 m²

Living room with wood burning stove - 17 m²

Corridor - 2.50 m²

Bedroom - 9 m²

Shower room with wc - 5.40 m²

Upstairs :

Bedroom - 20.20 m²

Bathroom with wc - 10.70 m²

Outside :

Covered terrace

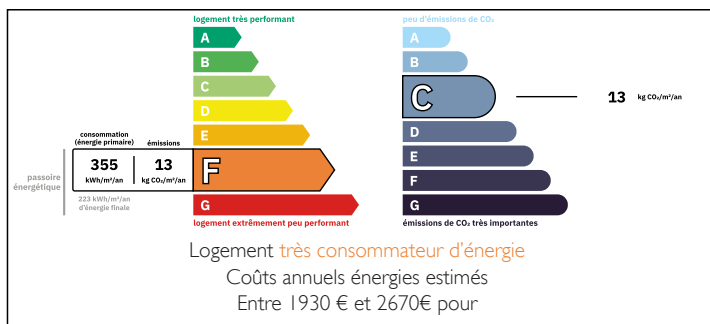
Utility and pool room with filter & pump - 10.90 m²

Barn - 39.25 m²

Swimming pool - 8 x 4 (chlorine)

Garden 1435 m²

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

This charming and cosy house is ideally situated in a small hamlet, just a few minutes' drive from the village of La Tour Blanche, with its shops and bar/restaurant.

The property features a warm and inviting living room with a wood-burning stove, set alongside a partially open kitchen. The ground floor also offers a convenient bedroom with double doors opening onto the back garden, as well as a shower room.

From the kitchen, stairs lead to the first floor, where you will find an additional bedroom and a bathroom with WC.

Outside, a charming covered terrace overlooks the swimming pool and surrounding sun terrace, creating an ideal setting for both relaxation and entertaining. Adjacent to the terrace, a practical utility room houses the pool pump and filtration system.

To the rear of the property, a spacious barn presents excellent potential for conversion into additional living accommodation, subject to the necessary permissions. Alternatively, it could serve perfectly as storage, a workshop, or a hobby space.

The septic tank is compliant, and the house benefits from double glazing throughout.

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

LOCAL TAXES

Taxe foncière: 551 EUR

Taxe habitation: EUR

NOTES