

Modern 4bed detached property, solar panels, wood burner, swimming pool in private mature garden( Terrasson)



## INFORMATION

Town:	Terrasson-Lavilledieu
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	131 m2
Plot Size:	5435 m2

## IN BRIEF

Contemporary build "perigourdine" style, this property is located in its grounds with mature trees a few minutes walk from the shops. The house consists on the ground floor of a spacious and bright living / dining room with windows doors, 3 bedrooms, a bathroom, separate toilet, a double garage and a wine cellar. Upstairs a bedroom, an office space, a bathroom with toilet and attic space for conversion into another bedroom. Outside a south facing terrace with awning a well, mature garden closed by an electric gate with intercom.

Swimming pool ( inground) recent build 2023

Wooden Gazebo Bali style

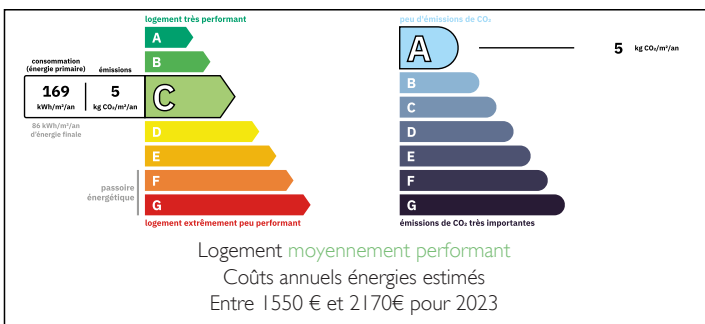
Mains sewerage

Fiber optic

Solar panels

Walking distance ( 5ms) bakery, greengrocers and supermarket

## 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

Garden level access  
Living/dining room 32m<sup>2</sup>  
Furnished and equipped kitchen 13m<sup>2</sup>  
Bedroom 1 - 12m<sup>2</sup>  
Bedroom 2 - 12m<sup>2</sup>  
Bedroom 3 - 11m<sup>2</sup>  
Bathroom with bathtub  
separate toilet  
Double garage 27m<sup>2</sup>  
wine cellar  
1st floor  
Bedroom 4 - 12 m<sup>2</sup>  
Office space  
Attic space for conversion into extra bedroom

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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 foncière: 1097 EUR**

**Taxe habitation: EUR**

## NOTES