

## Charming village house with 4 bedrooms, sun terrace & garage in the heart of La Tour-Blanche

EXCLUSIVE



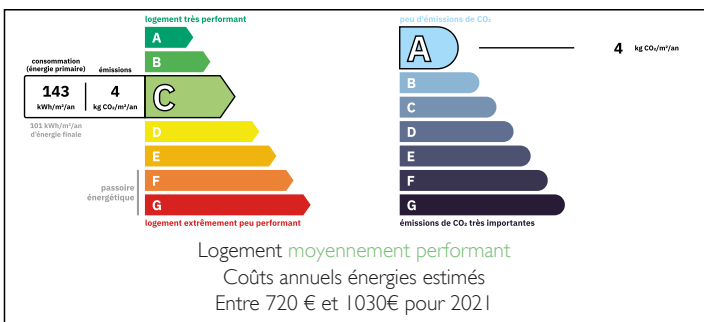
## INFORMATION

Town:	La Tour-Blanche-Cercles
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	106 m <sup>2</sup>
Plot Size:	128 m <sup>2</sup>

## IN BRIEF

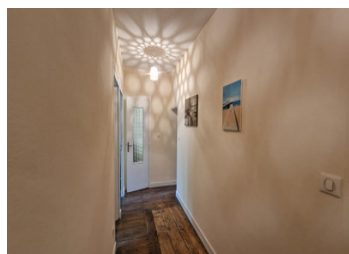
Located in the heart of La Tour-Blanche, this charming four-bedroom village house offers comfortable living within walking distance of shops and services. The ground floor benefits from relatively recent electrics, a heat pump and an attractive fitted kitchen opening onto a lovely covered terrace ideal for al fresco dining. The spacious 29 m<sup>2</sup> living room features a wood-burning stove and useful downstairs storage. Upstairs, the property offers four bedrooms and a family bathroom, while the principal bedroom enjoys direct access to a generous 22 m<sup>2</sup> sun terrace. Outside, the property also includes a garage and an easy-to-maintain garden. With a bakery, butcher, mini-market, pharmacy, medical centre and more all nearby, this property would suit as a permanent home, holiday house or rental investment.

## ENERGY - DPE



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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

Located in the popular village of La Tour-Blanche, this characterful property combines village convenience with comfortable indoor and outdoor living spaces.

The ground floor has benefited from relatively recent electrical works and the installation of a heat pump, improving both comfort and energy efficiency. The entrance hall leads into a spacious living room of approximately 29.30 m<sup>2</sup>, complete with a wood-burning stove creating a cosy focal point for the home. A useful understairs cupboard provides additional storage.

From the living room, you enter the attractive fitted kitchen measuring approximately 8.70 m<sup>2</sup>. A rear door opens directly onto the covered terrace, garage and garden, creating an easy flow between indoor and outdoor living. The covered terrace is particularly well suited to summer dining and entertaining.

A few steps from the kitchen lead to a practical utility space, a generous pantry and a separate toilet.

Upstairs, the property offers four bedrooms and a family bathroom with toilet. The principal bedroom of approximately 11.10 m<sup>2</sup> benefits from direct access to a lovely 22 m<sup>2</sup> sun terrace, ideal for relaxing in privacy. The remaining bedrooms provide flexible accommodation for children, guests or office space.

Outside, the property includes a covered terrace of approximately 10 m<sup>2</sup>, a garage of approximately 21.80 m<sup>2</sup> and an easy-to-maintain garden of around 128 m<sup>2</sup>.

The village itself offers an excellent range of amenities including a mini-market, bakery, butcher's shop, pharmacy, medical centre, dentist, post office, newsagent, bar/restaurant, garage and hairdresser, all accessible on foot.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES