

Detached 5bed c1980s house in mature, fenced garden, scenic views of Terrasson, new s/pool with cover

EXCLUSIVE



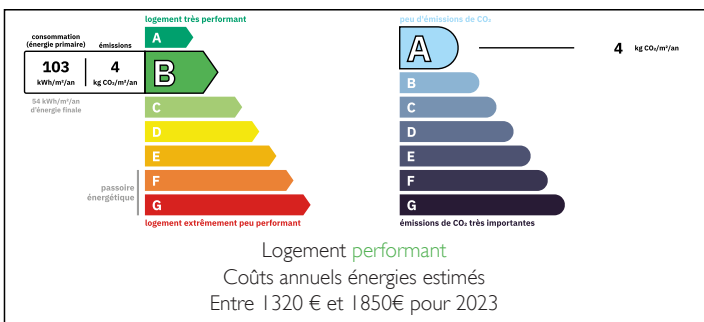
## INFORMATION

Town:	Terrasson-Lavilledieu
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	137 m <sup>2</sup>
Plot Size:	4821 m <sup>2</sup>

## IN BRIEF

Terrasson is a medieval riverside town 20ms from Brive and on the doorstep to all tourist attractions of the Vezere Valley. There is a weekly fresh produce market, train station for access to Brive and Bordeaux, supermarkets, butchers, bakers, bars, restaurants as well as a state of the art library/resource centre and a superbly equipped cinema showing latest films . Perigueux 35 ms Bergerac 1hr15, Limoges 1hr15, Bordeaux 2hrs, Toulouse 2hrs Summer programme with nightly audio visual shows on Abbey walls, river jousting, street musical shows and the famous jardins de l'imaginaire means that the town s popular with tourists both french and foreign . With Lascaux only 15ms away, the most popular tourist attraction in france , the potential for services is interesting . The mairie is very proactive and supportive of its shop owners.

## 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

Garden level access to Entrance hall

Living room 18m<sup>2</sup>

Dining Room 24m<sup>2</sup>

Furnished open kitchen

Corridor

Bedroom - 10m<sup>2</sup>

Bedroom - 9m<sup>2</sup>

Toilets

Bathroom

Staircase to 1st floor

Landing with Cupboards

Bedroom - 12m<sup>2</sup>

Bedroom - 28m<sup>2</sup>

Bedroom - 14m<sup>2</sup>

Shower room

Separate toilet

Basement

Garage 24m<sup>2</sup>

Summer kitchen 14m<sup>2</sup>

Wine cellar 14m<sup>2</sup>

Workshop and storage space

Exterior

Mature and fenced grounds

Wrought iron gates to property

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

## NOTES