

EXCEPTIONAL RESIDENCE WITH HEATED POOL AND POOL HOUSE IN THE HEART OF PÉRIGORD NOIR

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PROPERTY FACT FILE

REFERENCE	A40187LBC24
PRICE	€ 577,500 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (550 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	4
ACCOMMODATION	275 m²
LAND	5097 m²
TOWN	Terrasson-Lavilledieu
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage

*Price based on current exchange rate which is subject to change





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- Pool house & heated swimming pool 11 x 4
- 5 bedrooms
- Peaceful while being just 5 minutes from amenities
- Large flat plot with no overlooking neighbors
- Gym, cinema room & a separate workshop

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Heritage of the Périgord Noir, and just minutes from Terrasson-Lavilledieu, discover this exceptional property where traditional Périgord charm meets modern comfort.

Nestled at the end of a peaceful cul-de-sac with no overlooking

DESCRIPTION

Let's explore every corner of this exceptional property, floor by floor:

* Basement:

Wine cellar: 19 m²
Home cinema: 30 m²
Gym: 35 m² with double sinks and storage
Shower room: 3 m², WC + Italian-style shower
Hallway: 18 m²
Laundry room: 9.5 m²
Garage: 34 m²



* Ground floor:

Living room: 50 m², high ceilings 2.90 m, exposed beams, fireplace, access to terrace
Kitchen / dining area: 26 m², access to terrace
Hallway: 15 m² with storage
Bedroom 1: 12.75 m² with storage, direct access to terrace
Bedroom 2: 11.75 m² with storage
Bathroom: 10.15 m², double sinks, Italian-style shower, storage
Separate WC: 2 m²

* First floor:

Bedroom 3: 9 m² + dressing
Office: 8.25 m²
Billiard room and small lounge: 27.6 m²
Hallway: 11 m²
Bathroom: 8 m², double sinks and bathtub
Bedroom 4: 11.2 m² + dressing
Space 5 (optional bedroom): 8 m²
Separate WC: 1.8 m²



* Outbuildings and exterior:

Mini chalet: 16 m²
Land: 5,097 m², partially buildable – flat and landscaped

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A40187LBC24

COMPLETE FILE AND PHOTO ON REQUEST

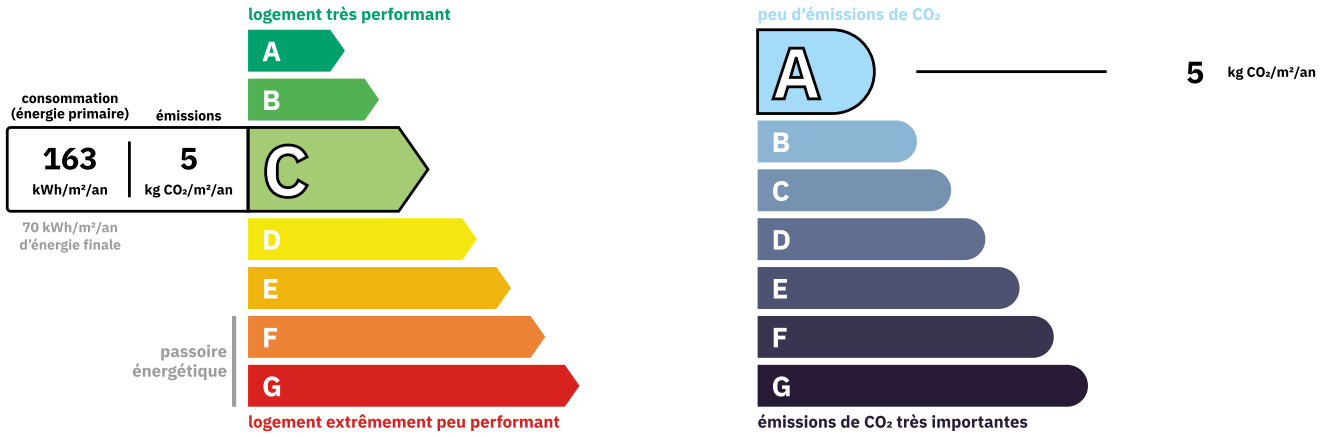
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 3340 € and 4570€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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