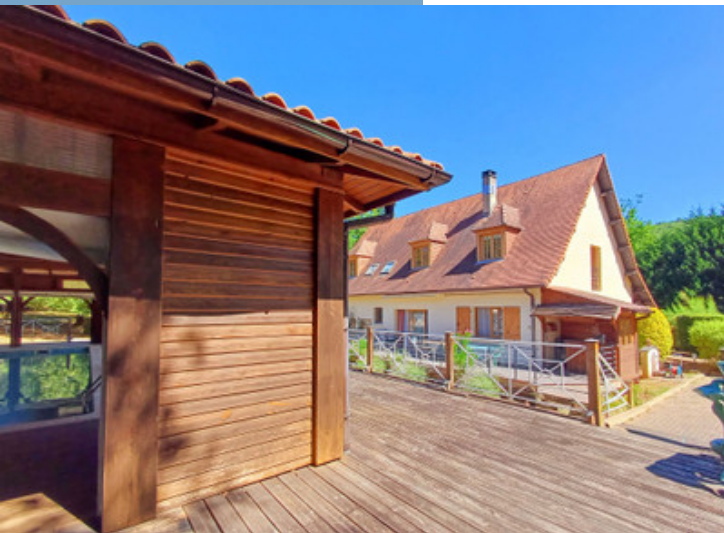




EXCEPTIONAL RESIDENCE WITH HEATED POOL
AND POOL HOUSE IN THE HEART OF PÉRIGORD
NOIR

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Leggett Immobilier

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 m ²
LAND	5097 m ²
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



- 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: 19m²

Home cinema: 30m²

Gym: 35m² with double sinks and storage

Shower room: 3m², WC + Italian-style shower

Hallway: 18m²

Laundry room: 9.5m²

Garage: 34m²

* Ground floor:

Living room: 50m², high ceilings 2.90m, exposed beams, fireplace, access to terrace

Kitchen / dining area: 26m², access to terrace

Hallway: 15m² with storage

Bedroom 1: 12.75m² with storage, direct access to terrace

Bedroom 2: 11.75m² with storage

Bathroom: 10.15m², double sinks, Italian-style shower, storage

Separate WC: 2m²

* First floor:

Bedroom 3: 9m² + dressing

Office: 8.25m²

Billiard room and small lounge: 27.6m²

Hallway: 11m²

Bathroom: 8m², double sinks and bathtub

Bedroom 4: 11.2m² + dressing

Space 5 (optional bedroom): 8m²

Separate WC: 1.8m²

* Outbuildings and exterior:

Mini chalet: 16m²

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

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A40187LBC24>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

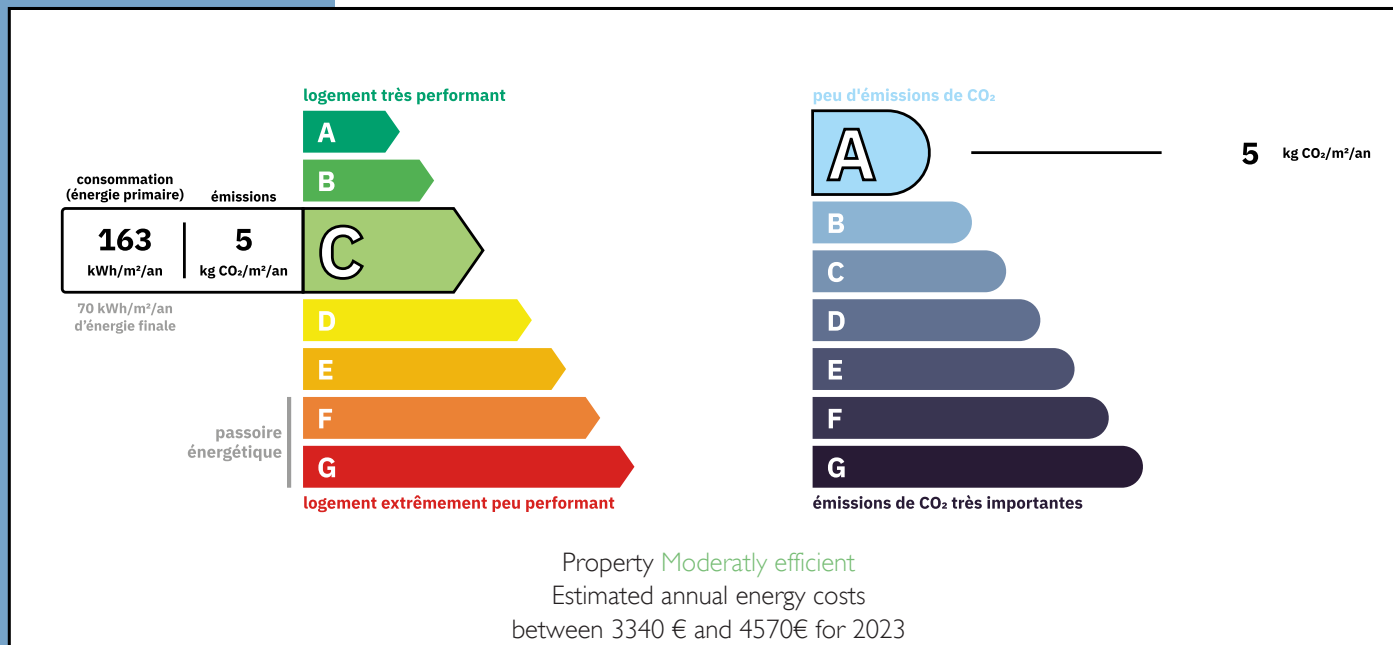
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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

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2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

Réf :A40187LBC24
FILE COMPLETE
AND PHOTOS
ON REQUEST

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