



HÔTEL PARTICULIER DU DÉBUT XXE SIÈCLE AVEC JARDIN ET PISCINE AU COEUR DU PÉRIGORD NOIR

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DÉBUT XXE SIÈCLE AVEC
JARDIN ET PISCINE AU
COEUR DU PÉRIGORD
NOIR...



PROPERTY FACT FILE	
REFERENCE	A43684ENC24
PRICE	€ 795,000 £ 0* <small>*agency fees included: 6 % TTC to be paid by the buyer (750 000 EUR hors honoraires)</small>
BEDROOM	8
BATHROOM	5
ACCOMMODATION	266 m ²
LAND	4445 m ²
TOWN	Terrasson-Lavilledieu
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Villa
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, River Frontage
<small>*Price based on current exchange rate which is subject to change</small>	



- Propriété unique riche en histoire et en caractère
- L'élégance et le charme périgourdin
- Jardin plat et piscine
- 8 chambres
- Proximité directe de toutes les comodités

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Au cœur du Périgord Noir, cet hôtel particulier du XXe siècle, situé à proximité immédiate du centre et des commodités de Terrasson-Lavilledieu, incarne l'élégance des demeures de caractère en Dordogne.

DESCRIPTION

Partons à la découverte des différents espaces de cet hôtel particulier d'exception :

* SOUS-SOL : HSP 1.80 m

Palier : 5 m² (avec ballon d'eau chaude 300L (- de 10 ans))

Pièce 1 : 12 m²

Pièce 2 : 14 m²

Pièce 3 : 14.5 m²

Pièce 4 : 11 m²

Pièce 5 : 36 m² (Chaudière de 2017 et accès extérieur)

* RDC : HSP 3.10 m

Hall d'entrée/couloir : 26.50 m²

Salle à manger : 14 m²

Salon/Salle de billard : 36 m²

WC : 3.5 m²

Palier WC/cuisine/extérieur : 3 m²

Cuisine : 13 m²

* R+1 : HSP : 3.20 m

Palier : 13.25 m²

Chambre 1 : 16 m²

SDB - chambre 1 : 3.5 m²

Chambre 2 : 20 m²

SDB - chambre 2 : 3.5 m²

Chambre 3 : 13 m²

Chambre 4 : 16 m²

Salle de bain commune : 7.4 m² (Baignoire, simple vasque, bac à douche, WC, Bidet)

* R+2 : HSP : 3.05 m

Palier : 12 m²

Chambre 5 : 13.25 m²

SDB commune : 3 m²

Chambre 6 : 16 m²

Chambre 7 : 13 m²

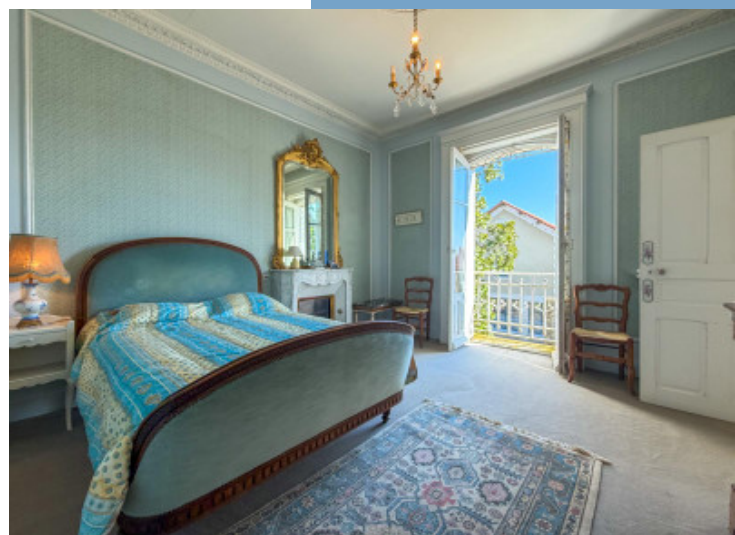
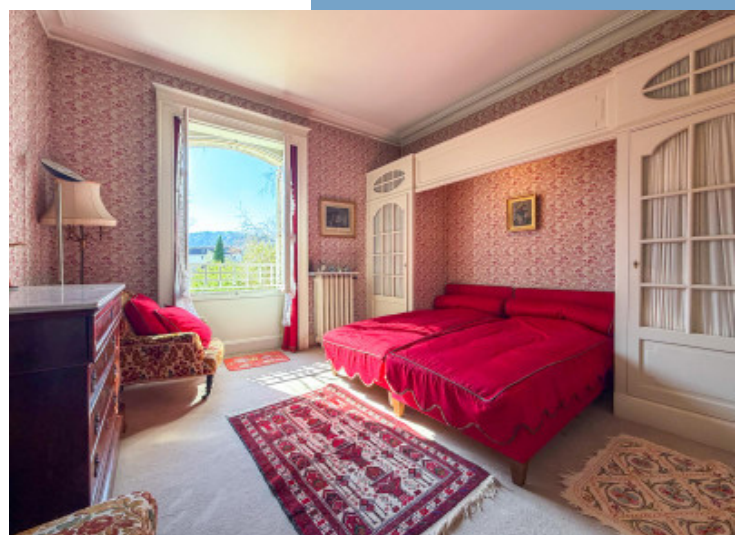
Chambre 8 : 13.5 m²

Bureau : 7.5 m²

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A43684ENC24>

COMPLETE FILE AND PHOTO ON REQUEST

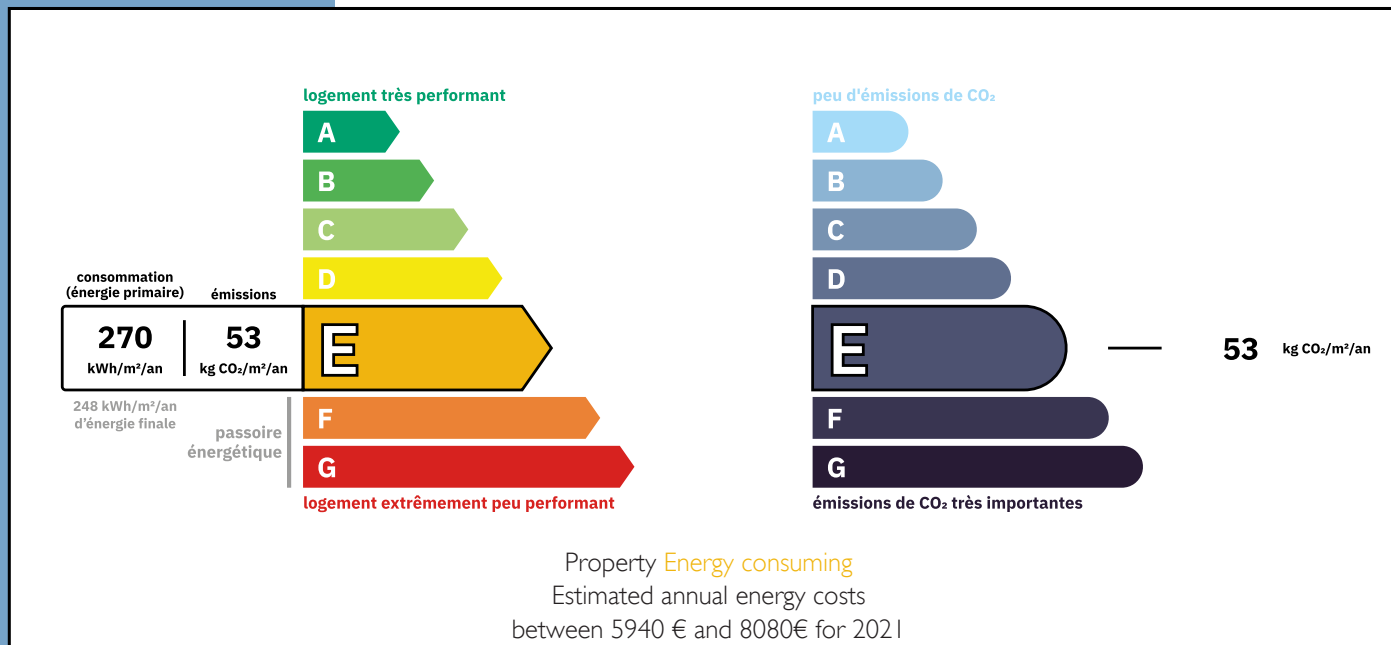


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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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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

Réf :A43684ENC24
FILE COMPLETE
AND PHOTOS
ON REQUEST

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