



## STUNNING 6 BED, 5 BATH HOUSE WITH FABULOUS VIEW, POOL, OUTBUILDINGS, AND 10 ACRES

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HOUSE WITH FABULOUS  
VIEW, POOL,  
OUTBUILDINGS, AND 10  
ACRES...



Leggett Immobilier



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| PROPERTY FACT FILE  |  |
|---|--|
| REFERENCE   | A19796AM24   |
| PRICE   | € 790,000<br>£ 657,320*<br><small>*agency fees included: 5 % TTC<br/>to be paid by the buyer<br/>(750 000 EUR hors honoraires)</small> |
| BEDROOM   | 6  |
| BATHROOM  | 5  |
| ACCOMMODATION   | 300 m <sup>2</sup>   |
| LAND  | 40000 m <sup>2</sup>   |
| TOWN  | Terrasson-Lavilledieu  |
| DEPARTMENT  | Dordogne   |
| LOCATION  | Isolated   |
| TYPE  | Maison de Vacances, House,<br>Country House  |
| CONDITION   | Good condition   |
| FEATURES  | Swimming Pool, Other Drainage,<br>Private parking  |
| <small>*Price based on current exchange rate which is subject to change</small> |  |



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- No work necessary
- Fantastic view
- Very private, land all around
- Swimming pool
- Outbuilding, potential guest cottage

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This wonderful family home offers so much either as a year round property or a lovely holiday house. It is completely private, set in it's own land of about 10 acres, comprising, terraces, garden, meadow and woodland. The view over the local town and countryside is amazing. Swimming pool, oil central heating, 4 ensuite bedrooms, 2

## DESCRIPTIF

Gates opening to a private driveway which leads up to the house.

Ground floor:

Living room. With tiled floor, exposed beams and cathedral ceiling. Monumental fireplace with wood burning stove. French doors to dining terrace overlooking the garden. French doors to elevated terrace with view over countryside and the town.

Kitchen. Tiled floors. dining area with French doors to elevated terrace. Open through to fully fitted kitchen. Door to dining terrace. Small salon. Currently used as a study, with sofas and tv. Door to elevated terrace.

Inner hallway with access to ground floor bedroom. Laundry room. Shower room with shower, basin and wc.

First floor:

From the main living room, staircase leads to a minstrel's gallery which overlooks the living room. Access to the two principal bedroom suites, each with ample fitted wardrobe space and ensuite shower rooms with shower, basin in vanity unit and wc.

From the inner hallway, a spiral staircase leads to small landing with access to the single bedroom. Double bedroom with ensuite bathroom comprising bath with shower over, basin in vanity unit and wc.

Second floor:

Continuing up the spiral staircase, access to the tower bedroom - a large bedroom space with ensuite shower room comprising shower, basin and wc. Within this room a ladder stair leads to a mezzanine which could be used as an extra bedroom space or study. This whole space has been used as a children's dormitory, but could also make a huge principal bedroom

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A19796AM24>

COMPLETE FILE AND PHOTO ON REQUEST



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

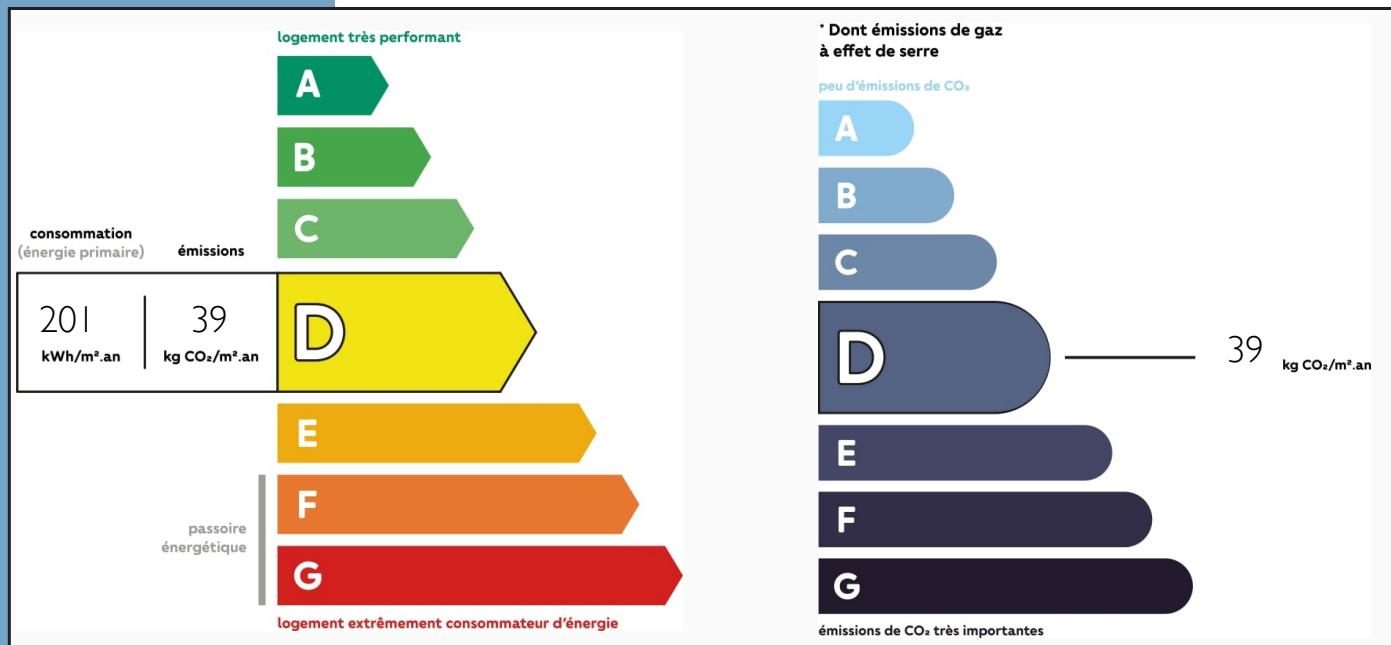
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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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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## CONTACT

Réf : A19796AM24  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)