



UNIQUE LOCATION ENJOYING STUNNING  
VIEWS, DETACHED SOUTH FACING HOUSE  
WITH SUN TERRACES AND LARGE POOL



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Leggett Immobilier

## PROPERTY FACT FILE

REFERENCE	A19796AM24
PRICE	€ 750,000 £ 0* <small>*agency fees included: 6 % TTC to be paid by the buyer (710 000 EUR hors honoraires)</small>
BEDROOM	6
BATHROOM	5
ACCOMMODATION	300 m <sup>2</sup>
LAND	40000 m <sup>2</sup>
TOWN	Terrasson-Lavilledieu
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Private parking

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



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

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' This exceptional property offers so much as a year-round family home or a lovely holiday home. It is completely private, set in ample grounds comprising terraces, gardens, meadow and woodland. There are amazing views over the vibrant, popular old town of Terrasson and across the Vézère valley. The property is within easy access of all

## DESCRIPTION

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



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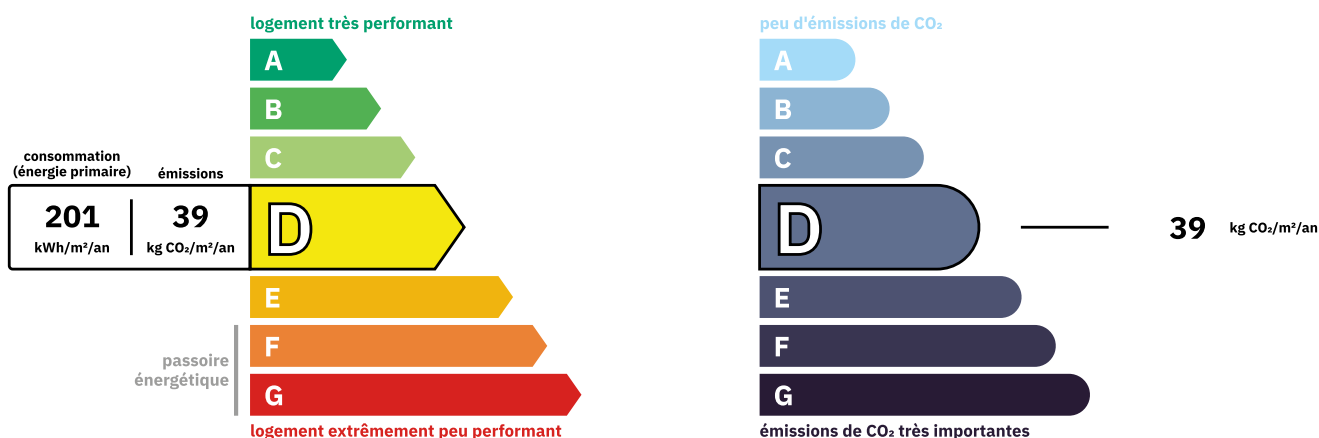


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## ENERGIE-DPE

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



## NOTICE

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## CONTACT

Réf : A19796AM24  
FILE COMPLETE  
AND PHOTOS  
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