

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

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PROPERTY FACT FILE

REFERENCE	A19796AM24
PRICE	€ 582,000 £ 0* *agency fees included: 0 % TTC to be paid by the buyer (710 000 EUR hors honoraires)
BEDROOM	6
BATHROOM	5
ACCOMMODATION	300 m²
LAND	40000 m²
TOWN	Terrasson-Lavilledieu
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Private parking

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





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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 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 minstral'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

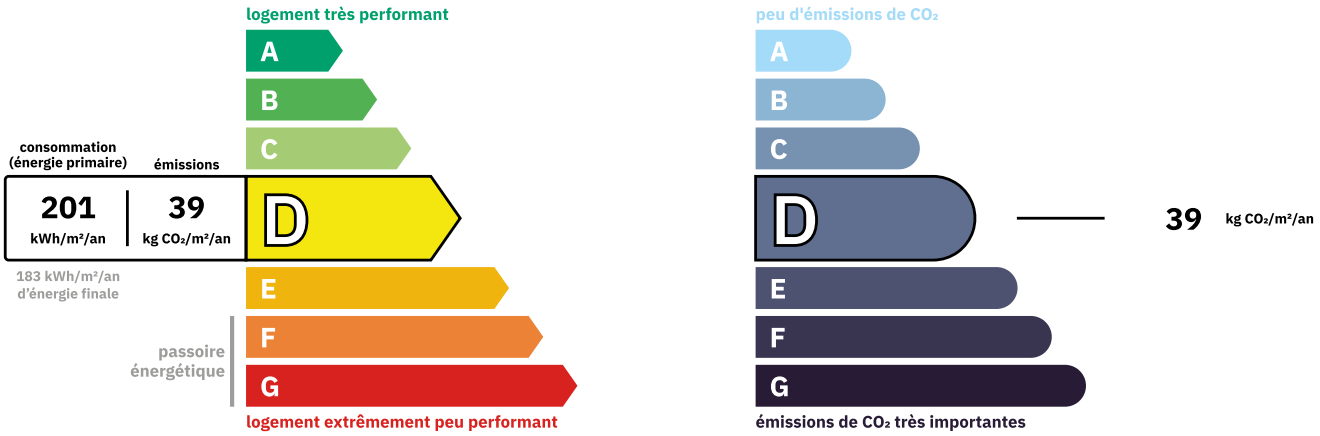
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 3200 € and 4370€ for 2021

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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