



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

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PROPERTY FACT FILE	
REFERENCE	A40187LBC24
PRICE	€ 598,500 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (570 000 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:

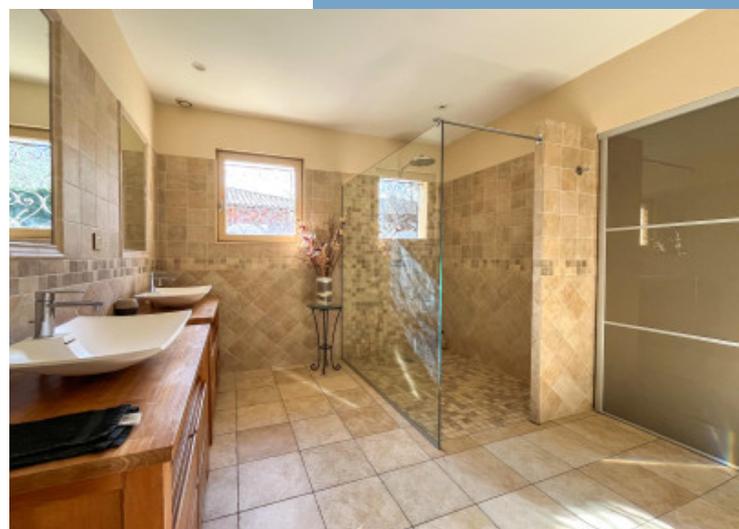
Mini chalet: 16m²

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

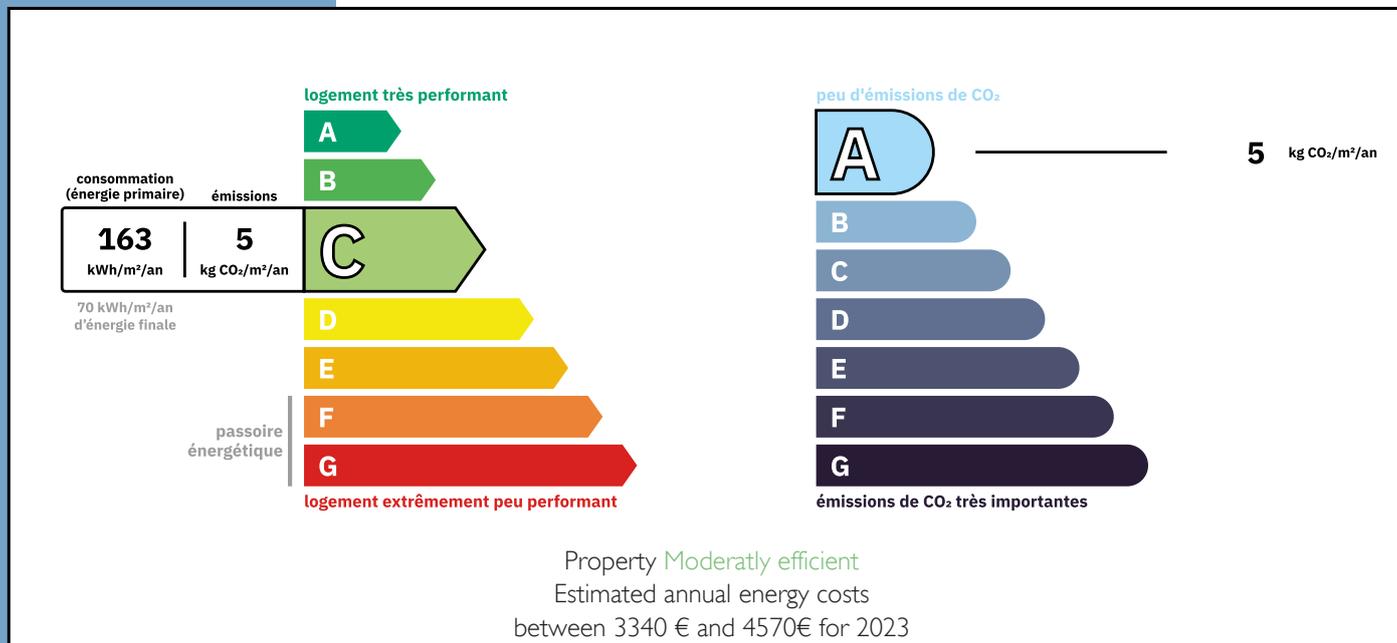
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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CONTACT

Réf :A40187LBC24
FILE COMPLETE
AND PHOTOS
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