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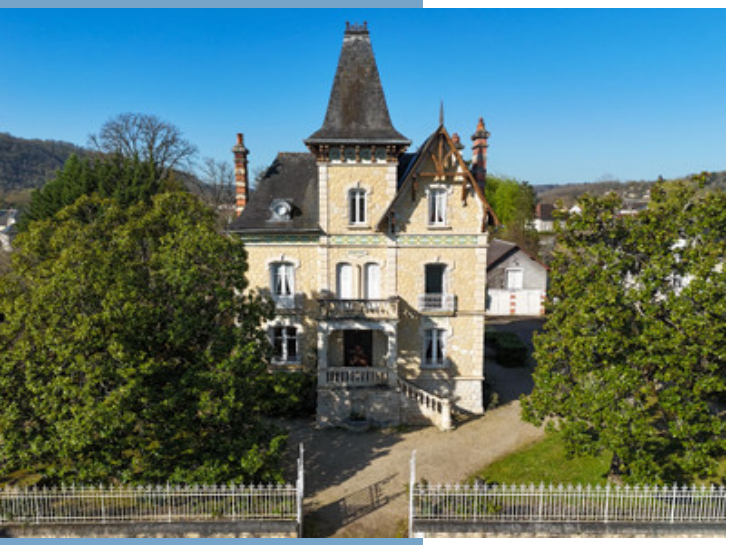


HÔTEL PARTICULIER DU DÉBUT XXE SIÈCLE AVEC JARDIN ET PISCINE AU COEUR DU PÉRIGORD NOIR

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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www.leggettprestige.com

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









PROPERTY FACT FILE

REFERENCE	A43684ENC24
PRICE	€ 690,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (651 000 EUR hors honoraires)
BEDROOM	8
BATHROOM	5
ACCOMMODATION	266 m²
LAND	4445 m²
TOWN	Terrasson-Lavilledieu
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Villa
CONDITION	Good condition
FEATURES	Swimming Pool, Mains drainage, Garage

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

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- 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

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

Ref : A43684ENC24

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 extèrieur)

* 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

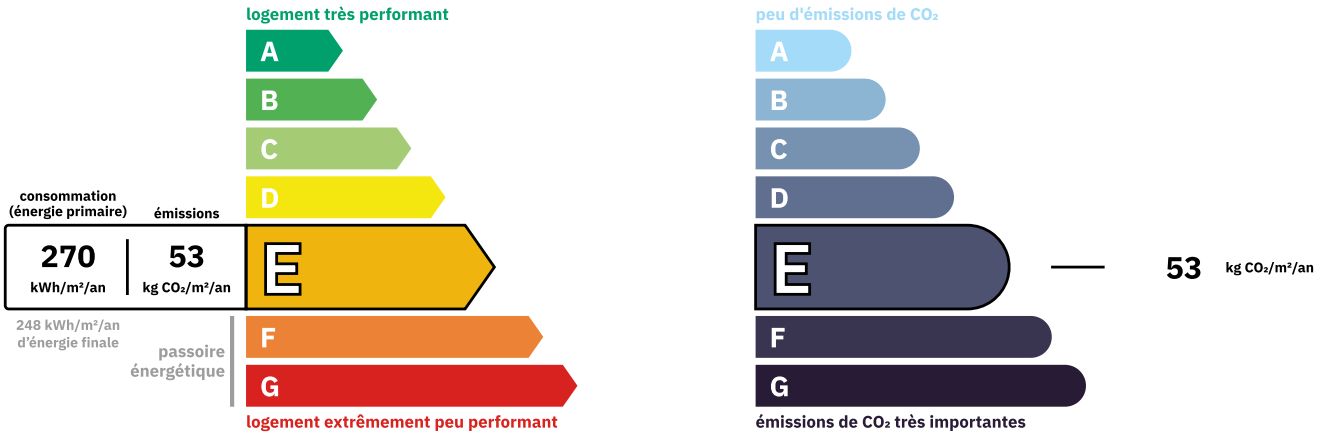
COMPLETE FILE AND PHOTO ON REQUEST

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

Ref : A43684ENC24

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 5940 € and 8080€ 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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