

Stone Périgordian style 9 bedroom house, with gite. Panoramic view. 20 hectares. Riverside. Périgueux 15 km.



## INFORMATION

Town:	Bassillac et Auberoche
Department:	Dordogne
Bed:	10
Bath:	5
Floor:	338 m2
Plot Size:	200000 m2

## IN BRIEF

In a very beautiful environment, on the edge of the river, you will find this stone property with a splendid panoramic view comprising a main house with a huge terrace with living room, kitchen, 9 bedrooms, 4 bathrooms, a double garage, boiler room, cellar, terrace. A gite of 65m<sup>2</sup> with 1 bedroom, shower room, wc, dining room. Bread oven, tennis court. 20 hectares of woods and meadows surround the house

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

You like nature, calm and walks by the water? Then this property is for you.

Only 15 mns from Boulazac and Trélissac, on the edge of Périgueux, with a full range of shops.

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

## LOCAL TAXES

Taxe foncière: 2200 EUR

## NOTES