

Set of stone buildings forming a U shape, comprising an 8 room house and outbuildings. Large garden.



INFORMATION

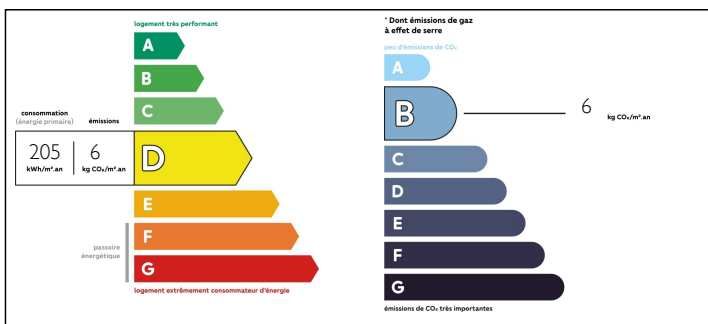
Town:	Antonne-et-Trigonant
Department:	Dordogne
Bed:	6
Bath:	1
Floor:	300 m2
Plot Size:	2200 m2



IN BRIEF

8 room stone house. On the ground floor of the house there is a fitted kitchen opening onto a large living room with a wood-burning stove and an insert fireplace, a large master bedroom of 24m² with fitted wardrobes, a bedroom, a bathroom. Upstairs there are 4 bedrooms. Barns, a hangar and a bread oven. Large garden and terrace. Just 10 minutes from the Trélissac and Boulazac shopping areas, on the outskirts of Périgueux.

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

This charming stone house offers a total of 8 rooms, providing generous space for its occupants. Its configuration is as follows:

On the ground floor:

A kitchen equipped and open to a large living room, offering a bright and friendly space for meals and moments of relaxation. This room is decorated with a pellet stove and a fireplace with insert, offering warmth and comfort in winter.

A large master bedroom of 24 sqm with built-in wardrobes, offering a comfortable private space for the owners.

An additional bedroom, offering flexible layout options according to the needs of the occupants.

A bathroom, offering convenience and comfort.

Upstairs:

Four additional bedrooms, offering intimate spaces for family members or guests.

The property also includes outbuildings such as barns, a shed and a bread oven, thus offering additional storage space or the possibility of creating versatile spaces according to the needs of the owners.

Outside, a large garden and terrace provide an ideal space to enjoy sunny days and organize outdoor activities.

The house enjoys a convenient location, just 10 minutes from the commercial area east of Trélissac and Boulazac, providing easy access to shops, services and amenities in the area.

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

LOCAL TAXES

Taxe foncière: 930 EUR

NOTES