

Exceptional property: large, beautiful character house with a garden in the heart of Périgueux



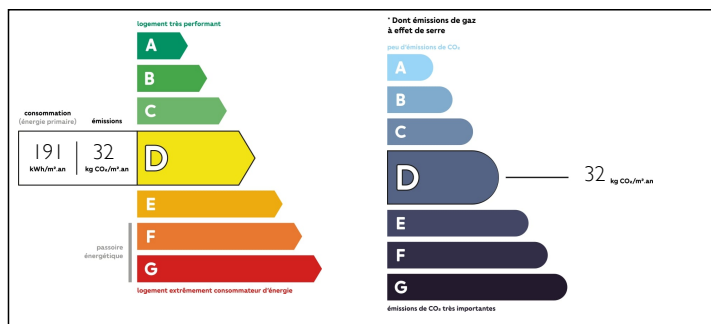
INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	360 m ²
Plot Size:	1000 m ²

IN BRIEF

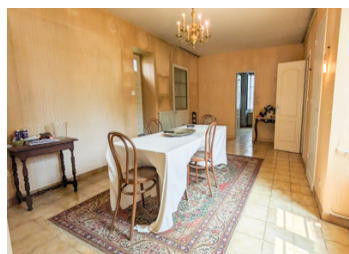
This superb family home, originally an 18th century country house, is located in the immediate vicinity of high schools, colleges and old Périgueux. Its location and architecture make it a rare property. It offers spacious accommodation: 360m² of living space now divided into two apartments and an office area. It also has attic space for conversion and a beautiful vaulted cellar. The property is set in over 1000m² of land with planning permission: courtyard + wooded garden + passage to the rear of the house. Great potential and charm for a family home, liberal profession, rental investment, etc. Possibility of acquiring, in addition, covered garages, shed and additional land.

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.



LOCAL TAXES

Taxe foncière: **4636 EUR**

NOTES

DESCRIPTION

EXCEPTIONAL LOCATION:

Quartier Préfecture/Bibliothèque - Avenue G. Pompidou

The property is close to all amenities (old Périgueux, Leclerc Clos Chassaing shopping center, Saint-Joseph and Laure Gatet high schools and colleges, media library, Parc Gamenson, etc.).

THE HOUSE:

Built in the middle of the 18th century, this property has all the charm of an old house, while offering spacious living areas.

GROUND FLOOR:

The first floor comprises a landing leading to an "office" area (2 rooms + sanitary facilities) and a "living" area entirely on one level, comprising kitchen, dining room, small living room, large living room (60sqm), bedroom, bathroom and sanitary facilities.

1st FLOOR:

The 1st floor comprises accommodation with large living room (40sqm), kitchen, 3 bedrooms, bathroom and WC.

2nd FLOOR:

A large part of the attic (over 100sqm) is suitable for conversion.

THE GARDEN:

Interior courtyard of approx. 150sqm

Garden with trees (palm, lime, cherry) approx. 650sqm

Passage behind the house for separate access to 1st-floor accommodation, if required.

Additional plans and photos on demand.

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