

Architect-designed villa close to the forest on the outskirts of Périgueux.



INFORMATION

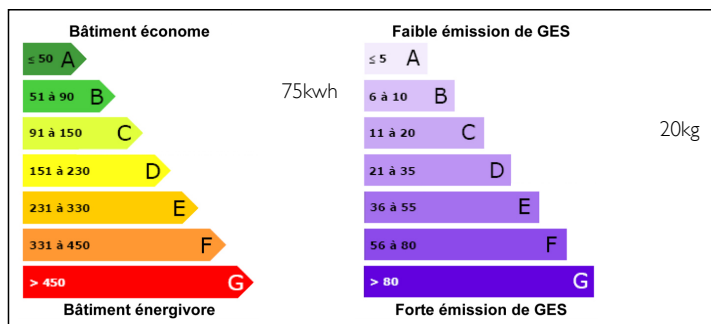
Town:	Périgueux
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	260 m2
Plot Size:	4539 m2

IN BRIEF

In a quiet setting, this uniquely designed house built in 2006 is located in the centre of its 4539 m2 plot very close to a large state forest. In a contemporary style with its square tower, the house is bright with many terraces, one on the living room side and one on the conservatory side for the view. There are two bedrooms of 13,35 m2 and 12,65 m2 - with a shower room - and a master suite with its bathroom 30 m2 on the garden level, and a fourth bedroom with an adjoining mezzanine, and its shower room and a large office.

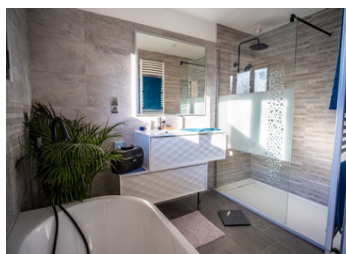
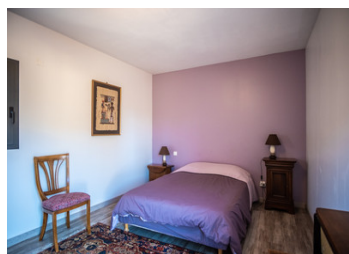


ENERGY - DPE



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: 3514 EUR

NOTES

DESCRIPTION

Large contemporary house in the middle of nature on a plot of 4.539 m2 including a wooded area overlooking an ocean of greenery for hiking, biking or running.

The house of 260 m2 looks like a boat with its central farmhouse sailing on the varied colors of the forest - a luxury liner, let's go for a great expedition,

Its different levels

the lower part with a 42 m2 living room - 32 m2 dining room open to a veranda with a clear view of the forest.

the modern kitchen of 16 m2 located in the central tower, like a cock-pit overlooking the outdoor terraces,

On the second floor, three bedrooms and a bathroom, including a master suite with a large bathroom.

The master suite is: 15 m2 bathroom m2 7.63 WC 1.43 m2-

Bedroom 2: 12.65 m2

Bedroom 3: 13.35 m2

Bedroom 4 : 15,60

On the upper deck, a large mezzanine and a bedroom with its shower room.

On the ground floor a large office 17.80 m2, the captain's cabin, a large laundry room and numerous storage outbuildings.

Canadian well for air conditioning and heating.

Property of great quality, with top-of-the-range services, stone of Excideuil, concrete block barbotine, wood

Get ready to set sail on this beautiful ship for many wonderful family moments.

It is located at approximately 5 km its shops of proximity,

Shopping center of Trélissac

Bergerac airport 66km