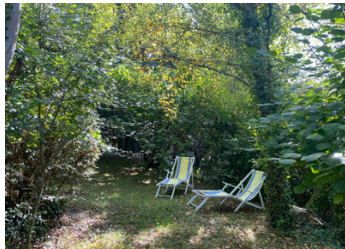


Lovely character 6-bedroom stone house with 1800 m2 garden and swimming pool. In the centre of Périgueux.



INFORMATION

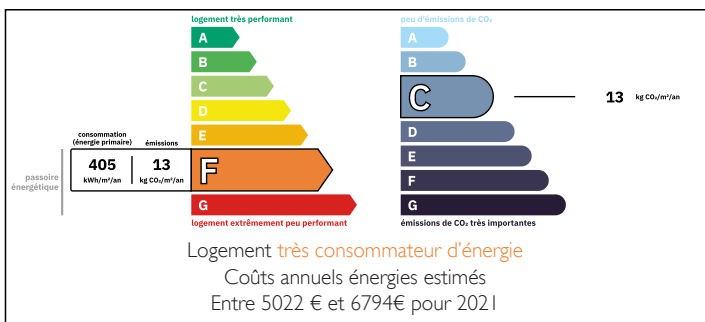
Town:	Périgueux
Department:	Dordogne
Bed:	6
Bath:	3
Floor:	218 m2
Plot Size:	1800 m2



IN BRIEF

A charming, bucolic doll's house with hidden, intimate corners. Originally a farmhouse, it is divided into several parts linked by a huge veranda, giving it all its light and soul. Step inside this 17th century stone house and immerse yourself in the history of the Périgord. Outbuilding Garage-Cellar. 1800 m2 grounds with swimming pool. In the centre of Périgueux, close to local amenities and schools.

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: 2600 EUR

NOTES

DESCRIPTION

Lower ground floor - Garden level

Room of 16,27 m² with shower-room and laundry of 7,14 m² and storeroom of 9 m²-boiler room

Ground floor

Stone entrance, leading to a large living/dining room of 37,5 m² with a fireplace-insert, exposed beams and tiled floor leading to the conservatory of 38 m² (summer living-dining room-artist's studio), following this is a fitted kitchen of 14 m² with French doors to the veranda - close to the entrance wc and bathroom 19m² with twin basins.

The conservatory connects with a second part on the same level - master bedroom of 16 m² with dressing room - shower room - wc and study of 26 m²

Air conditioning in the conservatory.

Jacuzzi in the veranda.

1st floor

Bedroom 1 of 12,87 m² with exposed beams and a window leading to a wooden balcony and dressing room

Bedroom 2 of 14,44 m² with exposed beams and a window to a wooden balcony and dressing room

Large bedroom 3 of 20,75 m² with exposed beams and cupboards

Gite/apartment 1- bedroom and shower room-possibility to transform it into an independent studio with dining area and kitchenette-

Outside

Swimming pool 4,5 x 11 m (salt) Liner 3 years old-Heated roller shutter-

Closed garage, plus carport for car

Stone cellar