

Large family home with garden and garage



INFORMATION

| | |
|-------------|-----------|
| Town: | Périgueux |
| Department: | Dordogne |
| Bed: | 5 |
| Bath: | 4 |
| Floor: | 267 m2 |
| Plot Size: | 1639 m2 |



IN BRIEF

Maison de Maître with timeless charm, recently renovated to a high standard by an architect. The property stands out for its peaceful setting, with no immediate neighbours, yet close to urban amenities. The renovation combines modernity and authenticity, creating a warm and elegant atmosphere.

The house offers:

Ground floor: an entrance hall, a large, bright double lounge with a fireplace opposite a bookcase, parquet flooring, access to the garden, and a large dining room.

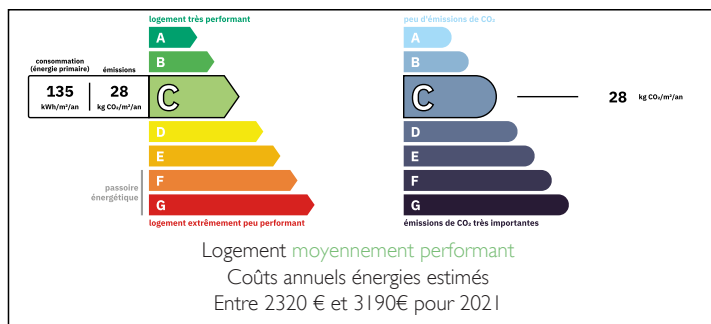
A glass roof provides a glimpse of the functional, fully-equipped kitchen.

First floor: two spacious bedrooms. One has a study and shower room, while the other is a master suite with dressing room and bathroom.

Top floor: two large attic bedrooms, each with its own shower room.

An outbuilding completes the property, with a

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

Discover this Maison de Maître with its timeless charm, recently renovated with care by an architect, elegantly combining the cachet of the past with modernity. Located in a peaceful setting, with no immediate neighbours, it remains close to all the amenities of the town centre, offering an ideal living environment.

Property features:

Ground floor: Upon entering, you will be seduced by a vast double lounge bathed in light, with a fireplace opposite the library and period parquet flooring. This living room opens onto the garden and communicates with a large dining room. Through a glass roof, you can see the modern, fully-equipped and functional kitchen, ideal for family meals.

First floor: A hallway leads to two spacious bedrooms. The first is a cosy bedroom with a study and en-suite shower room. The second is an elegant master suite, with a large dressing room and bathroom, offering optimum comfort.

Top floor: There are two large attic bedrooms, each with its own shower room, perfect for guests or children.

Outbuilding: A garage, two additional rooms and a toilet complete the property, offering additional conversion possibilities.

An exceptional setting:

The property is surrounded by 1,639 m² of landscaped gardens, a haven of peace where the countryside comes to town. This unique property will appeal to those looking for a harmonious blend of past and present.

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

LOCAL TAXES

Taxe foncière: 3391 EUR

NOTES