LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A37120OD24 Price: 599 000 EUR

agency fees to be paid by the seller

Stone house with gîte and château outbuildings with garden and swimming pool near Périgueux.







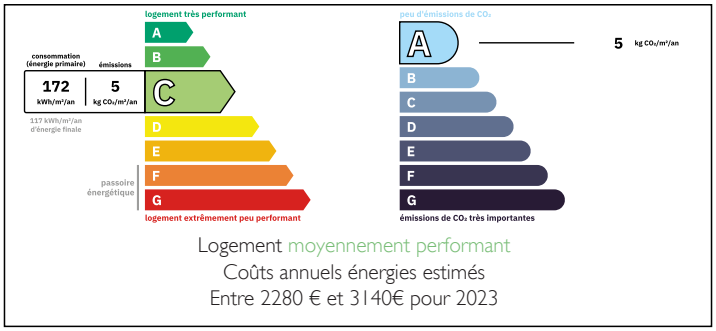








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2280 € et 3140€ pour 2023

INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	6
Bath:	2
Floor:	288 m2
Plot Size:	12000 m2

IN BRIEF

Exceptional château outbuildings on the outskirts of Périgueux.

Very rare on the market, character property with gîte and outbuildings set in 1 hectare of land.

The main house comprises an entrance into a large, bright living room with semi open-plan kitchen, 6 bedrooms (3 on one level), 1 study, 1 shower room, 1 bathroom.

The gîte: 1 living room, 1 separate kitchen, 2 bedrooms, 1 shower room, 1 separate toilet.

There is still huge potential: 250 m2 of outbuildings - 250m2 of hangar - stables - swimming pool with summer kitchen. All this on more than 1 hectare of fenced land with no nuisance.

House very well classified in C with Air-Water heat

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.

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LOCAL TAXES

Taxe foncière:	**1800 EUR**

NOTES

DESCRIPTION

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House very well classified in C with Air-Water heat pump, thermodynamic water heater, double glazing, fibre.

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