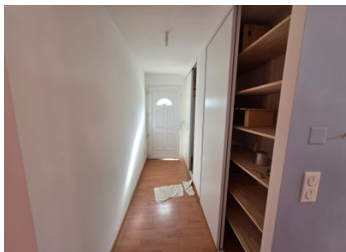


## Countryside Home with Private Woodland Close to Périgueux



## INFORMATION

Town:	Sorges et Ligueux en Périgord Dordogne
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	114 m <sup>2</sup>
Plot Size:	10000 m <sup>2</sup>

## IN BRIEF

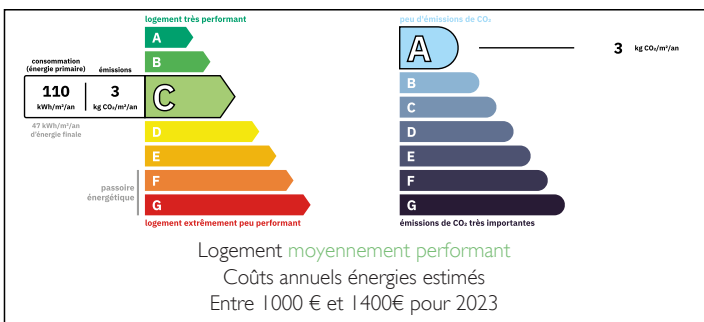
Just minutes from Périgueux and Trélissac, in the commune of Sorges, this well-maintained single-storey home built in 2007 offers peaceful countryside living close to all amenities.

The property features a bright dual-aspect living room opening onto the terrace and garden, a fully equipped open-plan kitchen with ample storage, three comfortable bedrooms, a spacious bathroom with double sinks and bathtub, and an attached tiled garage with electric door.

Set on nearly one hectare of land, including a flat garden area around the house and a low-maintenance wooded section to the rear.

A functional, bright and well-balanced home combining nature and convenience.

## 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

Located in a quiet hamlet setting, this 2007 single-storey home offers a practical layout and a comfortable lifestyle within easy reach of local shops and services.

Upon entering, you are welcomed into a spacious, light-filled dual-aspect living room. Large openings connect the interior seamlessly to the terrace and garden, creating an ideal space for entertaining or family living. The open-plan kitchen is fully equipped and thoughtfully designed with generous storage.

The sleeping area includes three well-proportioned bedrooms ranging from 10.80 m<sup>2</sup> to over 12 m<sup>2</sup>, suitable for family use, guests, or a home office. The bathroom is spacious and fitted with a double vanity unit and bathtub.

A long hallway with built-in storage enhances functionality. The attached 22 m<sup>2</sup> tiled garage, equipped with an electric door, provides secure parking, workshop space, or additional storage.

The property sits on nearly one hectare of land, comprising approximately 1,800 m<sup>2</sup> of flat lawn surrounding the house and an additional 8,000 m<sup>2</sup> wooded area to the rear requiring minimal maintenance.

Peaceful surroundings, natural setting, yet conveniently close to town.

A well-maintained, practical home offering space, light, and balance.

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

## LOCAL TAXES

**Taxe foncière: 915 EUR**

## NOTES