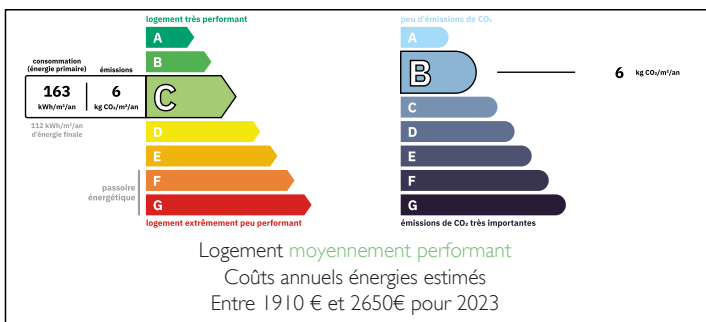


Stone house near Périgueux with sweeping panoramic views, a garden, and a pool



ENERGY - DPE



INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	130 m2
Plot Size:	1300 m2

IN BRIEF

Located in the heart of the countryside, in a quiet and idyllic setting, this charming stone house combines authenticity with modern comfort. Completely renovated in 2019, it offers high-quality amenities while retaining its original character.

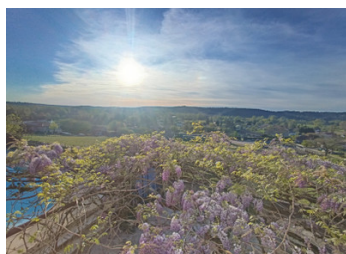
Spacious and airy, it features four beautiful bedrooms, perfect for hosting family and guests. The separate, functional, and bright kitchen is complemented by cozy living areas that open onto the outdoors.

Set on a plot offering sweeping panoramic views, the property enjoys an exceptional natural setting, completely secluded from the street. A swimming pool completes the property, perfect for enjoying sunny days in complete tranquility.

Just a few minutes from local amenities, this home perfectly combines the tranquility of the countryside

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

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Just a few minutes from local amenities, this home perfectly combines the tranquility of the countryside with easy access to services.

Good energy efficiency: air-to-water heat pump, thermodynamic water heater, pellet stove, double-glazed windows.

A rare find, perfect for nature lovers seeking peace and quiet.

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

LOCAL TAXES

Taxe foncière: 1100 EUR

NOTES