LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44355OD24 Price: 430 000 EUR

agency fees to be paid by the seller

A townhouse near the town centre with a garden and swimming pool

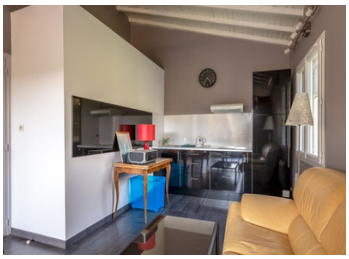














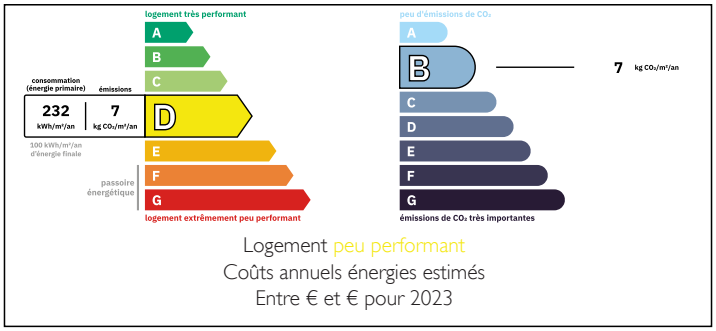
INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	192 m2
Plot Size:	2320 m2

IN BRIEF

A charming family home with plenty of character, offering generous rooms and plenty of natural light. It comprises 5 spacious bedrooms and 4 shower rooms, ideal for a large family or for entertaining. Outside, you can enjoy a lovely tree-lined garden with a swimming pool, hot tub and outdoor kitchen, perfect for relaxing. Outbuildings complete this property with its many attractions, combining comfort, space and charm.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre € et € pour 2023

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:	**2800 EUR**

NOTES

DESCRIPTION

Set in unspoilt, lush greenery, this exceptional property reveals itself with understated elegance and refinement. Designed to offer a rare lifestyle, it combines spacious rooms, high-quality finishes and a perfect harmony between indoors and outdoors.
The main house, built on a full basement, features an elegant entrance hall on the ground floor leading to a bright living-dining room, perfect for entertaining and opening onto a fully equipped kitchen.
A ground-floor bedroom, complete with its own shower room and separate toilet, elegantly completes this level.
Upstairs, the sleeping area comprises three spacious bedrooms, a bathroom, a shower room and a toilet, offering comfort and privacy in a cosy and soothing atmosphere.
The property is enhanced by a separate annexe, a real asset of charm, comprising a spacious living area with a fitted kitchen, a bedroom and a shower room with WC. An ideal space for hosting family and guests or for a potential guest accommodation project.
Outside, every detail has been designed to enhance moments of relaxation:
a pool house that can easily be converted, featuring a shower and toilet, an elegant canopy with a summer kitchen, and a swimming pool secured by a curtain, perfectly integrated into its natural surroundings.
The property is set within a wooded park, a true haven of peace, offering privacy, serenity and an exceptional quality of life.

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