

A large, stately home near Périgueux, featuring a spacious park of over one hectare with a swimming pool



## INFORMATION

|             |           |
|-------------|-----------|
| Town:       | Périgueux |
| Department: | Dordogne  |
| Bed:        | 4         |
| Bath:       | 2         |
| Floor:      | 197 m2    |
| Plot Size:  | 12000 m2  |



## IN BRIEF

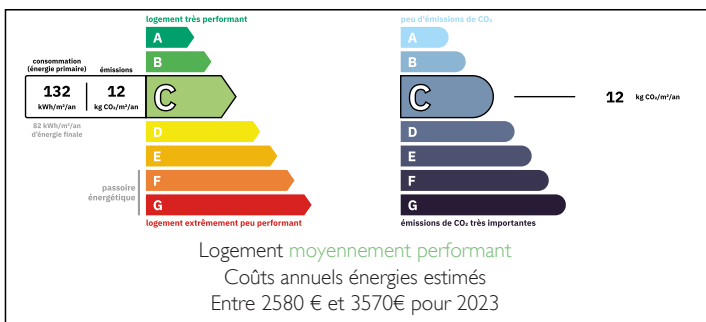
A charming Perigord-style home, partially renovated, offering spacious rooms and significant potential for remodeling. Ideal for a family, it features a large double living room with an open fireplace and crown molding, as well as the potential to create up to 6 bedrooms.

The property also includes an outbuilding with a garage and is set on a beautiful wooded estate spanning over one hectare. A swimming pool completes this idyllic setting.

Comfort is assured thanks to double-glazed windows, a heat pump, and a good energy efficiency rating (DPE C).

Located in the countryside in a quiet, green setting, yet close to amenities, this home will appeal to those who love space, nature, and tranquility.

## 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.



## LOCAL TAXES

Taxe foncière: 1 600 EUR

## NOTES

## DESCRIPTION

You'll fall in love with this charming, partially renovated Périgord-style home, which offers tremendous potential for remodeling and plenty of space to accommodate all your projects.

This family home features a magnificent double living room with an open fireplace and crown molding, creating a warm and authentic atmosphere. The current layout allows for up to 6 bedrooms, ideal for a large family or for entertaining.

You'll also enjoy an outbuilding with a garage, offering plenty of space for storage, a workshop, or additional living areas.

Outside, a superb wooded park spanning over one hectare surrounds the property, ensuring privacy, tranquility, and a privileged natural setting. The swimming pool perfectly complements this relaxing environment.

In terms of comfort, the house features high-quality amenities: double-glazed windows, a heat pump, and excellent energy efficiency with a C energy rating.

Located near amenities while being in the heart of the countryside, this property offers a rare balance between convenience and serenity.

A property full of charm and potential, where peace and quiet are truly priceless.

Don't wait to explore it.

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