LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46059VIR24 Price: 251 600 EUR

agency fees to be paid by the seller

Renovated Perigord Home on 6000m2 of Land, just 10 Minutes from Périgueux

EXCLUSIVE















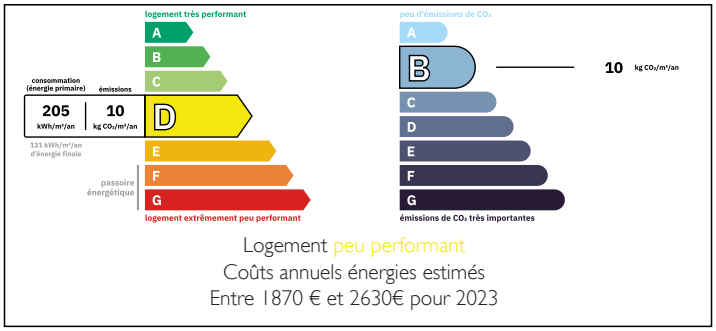
INFORMATION

Town:	Marsaneix
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	108 m2
Plot Size:	6000 m2

IN BRIEF

Nestled in a peaceful natural setting just minutes from Périgueux, this beautifully renovated 108 m² Perigord-style home sits on an exceptional 6000m² plot, combining woodland, meadow, orchard and a chicken coop. South-facing, it enjoys plenty of natural light throughout the day and features a welcoming living area with a high-performance wood-burning stove, three bedrooms including a master suite, two shower rooms and two separate WCs. The property also offers fantastic potential, with 90 m² of convertible attic space and a 70 m² basement/garage. Outside, you'll find an above-ground swimming pool and a charming 19 m² chalet, currently used as a summer kitchen and bar, perfect for entertaining family and friends. Private and not overlooked, this delightful property combines comfort, character, nature and exciting scope for future development. Energy rating: D.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1870 € et 2630€ 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:	**795 EUR**

NOTES

DESCRIPTION

Just 10 minutes from Périgueux, in a peaceful and leafy setting, this beautifully renovated 1990s Perigord-style home offers the perfect combination of comfort, space and countryside living. Ideal for those seeking tranquillity without sacrificing easy access to local amenities.

The property offers approximately 108 m² of living space. The bright and welcoming 35 m² open-plan living and dining room is centred around a recently installed, high-performance wood-burning stove, complemented by electric heating. The 13.5 m² separate kitchen is both practical and inviting, with easy access to the main living areas.

The ground floor also features a 3.8 m² shower room, a 3 m² utility room, and a 9 m² room that could be used as a home office, guest bedroom or hobby room. A landing leads to a lovely master suite, comprising a 13 m² bedroom with its own private shower room, as well as a spacious 16 m² third bedroom with its own WC.

A real bonus is the 53 m² convertible attic (loi carrez), offering excellent potential to create additional bedrooms, a games room, studio or home office.

The basement includes two garages of 39 m² and 24.6 m², providing ample space for parking, storage or workshop use.

Outside, the property is perfect for enjoying the warmer months, with an above-ground swimming pool and a charming 19 m² chalet, currently used as a summer kitchen and bar, ideal for entertaining family and friends. The grounds are enhanced by a variety of mature fruit trees, including cherry, pear,...