

## A very charming house with sweeping views near Périgueux



## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Périgueux           |
| Department: | Dordogne            |
| Bed:        | 3                   |
| Bath:       | 1                   |
| Floor:      | 97 m <sup>2</sup>   |
| Plot Size:  | 1613 m <sup>2</sup> |

## IN BRIEF

A prime location, beautiful views of nature, and remarkable potential.

Just a few minutes from the entrance to Périgueux, discover this charming home with 97 m<sup>2</sup> of living space plus 97 m<sup>2</sup> of basement and garage, set on a beautiful, enclosed 1,620 m<sup>2</sup> lot, offering commanding, unobstructed views of the surrounding countryside.

From the moment you arrive, the property charms with its peaceful surroundings and magnificent views of the lush green landscapes. The spacious terrace serves as a true outdoor living space, ideal for enjoying sunny days and taking in the countryside.

The interior offers a warm and inviting atmosphere, featuring:

A large, bright living room with an open-concept,

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.

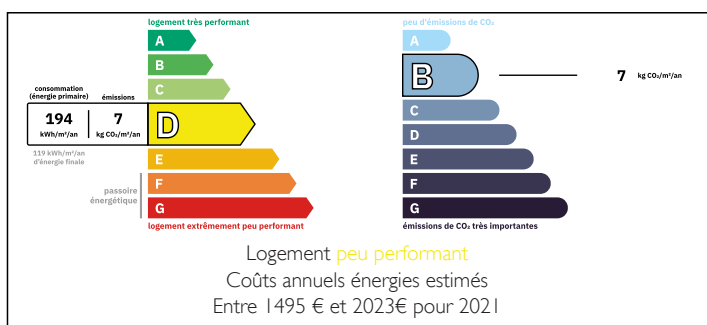
Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

An interior featuring, notably, a wood-burning stove, providing warmth and character.

A large garage with a basement, totaling approximately 97 m<sup>2</sup>.



## ENERGY - DPE





## LOCAL TAXES

Taxe foncière: 950 EUR

## NOTES

## DESCRIPTION

97 m<sup>2</sup> house + basement and 97 m<sup>2</sup> garage  
1 large living room with open-concept, fully equipped kitchen  
3 bedrooms  
1 bathroom  
1 separate toilet  
1 large garage + basement

Charming house with commanding views — on the outskirts of Périgueux

A prime location, beautiful views of nature, and remarkable potential.

Just a few minutes from the entrance to Périgueux, discover this pleasant home with 97 m<sup>2</sup> of living space, set on a beautiful 1,620 m<sup>2</sup> lot, offering commanding, unobstructed views of the surrounding countryside.

Upon arrival, the property captivates with its peaceful setting and magnificent views of the lush green landscapes. The spacious terrace serves as a true outdoor living space, ideal for enjoying sunny days and taking in the countryside.

The interior offers a warm and inviting atmosphere, featuring:

A large, bright living room with an open-concept, fully equipped kitchen;

3 bedrooms;

1 bathroom;

1 separate toilet;

An interior featuring, notably, a wood-burning stove, which adds warmth and character;

A large garage with a basement, providing approximately 97 m<sup>2</sup> of additional space.