

5-Bedroom House with Heated Swimming Pool and Garden in the Heart of Périgueux's Vésone District



INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	130 m2
Plot Size:	533 m2

IN BRIEF

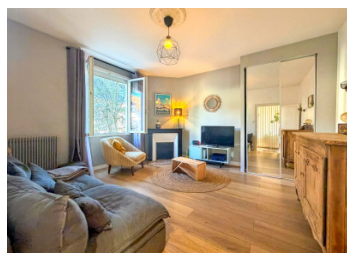
Located in the highly sought-after Vésone district, this fully renovated townhouse (2016) offers an exceptional quality of life.

Believe it or not: a beautifully landscaped, completely private garden, a heated swimming pool and a level outdoor area, all just a short walk from shops and public transport, in a peaceful, nuisance-free setting.

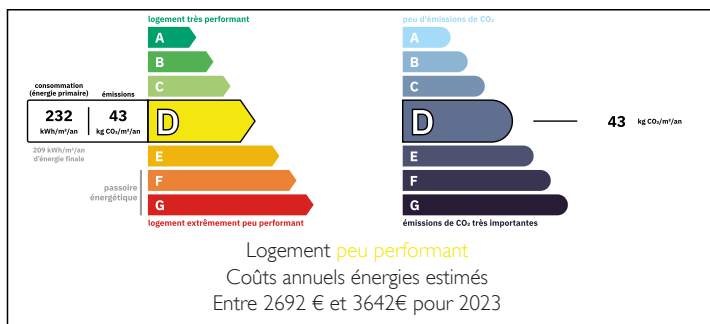
Spread over 3 levels, the property offers 5 bedrooms, some featuring beautiful original wooden parquet flooring, spacious and light-filled living areas, an open-plan kitchen and plenty of room for comfortable family living.

As if that weren't enough, a separate outbuilding beside the pool is waiting to be transformed into your very own American-style pool house.

Practical features include a spacious garage with an

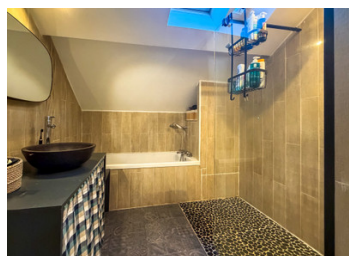


ENERGY - DPE



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: 1995 EUR

NOTES

DESCRIPTION

Property Description

Basement / Garden Level: A single garage with an electric vehicle charging point and direct access to the terrace, a workshop, a utility room / cellar, a WC and a separate bedroom. This level also features a summer kitchen with the boiler room, ideal for making the most of the outdoor space during the warmer months.

Ground Floor: An entrance hall leads into a spacious, dual-aspect living area comprising a lounge, dining room and open-plan kitchen.

A bedroom with generous built-in storage completes this level. Plumbing and drainage connections are already in place, offering the possibility of creating an en-suite bedroom, subject to your needs.

A utility room, which could alternatively be converted into a shower room, and a pantry provide additional practical space adjacent to the kitchen.

First Floor: A landing leads to three bedrooms, one of which features beautiful original wooden parquet flooring, as well as a fully equipped bathroom with a bathtub, shower, WC and double vanity unit.

Outdoor Areas: A beautifully landscaped, private garden with no overlooking neighbours, a heated 8 x 4 m swimming pool installed in 2018, a well with a pump, and a block-built outbuilding ready to be converted to suit your needs, whether as a pool house, additional storage or a relaxing retreat.

The existing chicken coop could also be transformed into a charming summer garden.

Five bedrooms, a heated swimming pool and a private garden in the heart of Périgueux, a rare opportunity not to be missed!