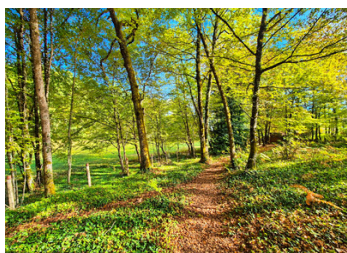
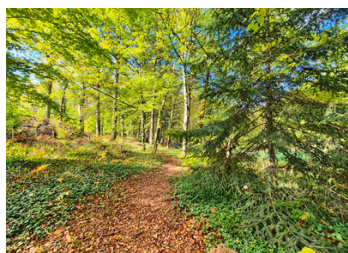
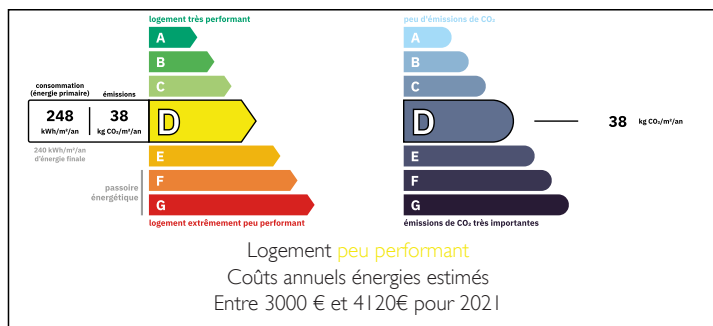


A wonderful opportunity just outside Périgueux



ENERGY - DPE



INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	7
Bath:	2
Floor:	175 m²
Plot Size:	3884 m²

IN BRIEF

AN OPPORTUNITY TO CUSTOMIZE TO SUIT YOUR PLANS

Whether as a primary residence, a family home with a separate unit, or a tourism venture, this property offers exciting potential for a variety of lifestyle plans.

Its location on the outskirts of Périgueux, its generous floor space, its enclosed lot, and the inclusion of a guesthouse make this a property worth exploring for those seeking a home with multiple possibilities in the Dordogne.

HIGHLIGHTS

- Location just outside Périgueux
- Main house of approximately 175 m²
- Guesthouse of approximately 50 m²
- Seven bedrooms in total
- Wooded and fully enclosed lot of 3,884 m²

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.



DESCRIPTION

ON THE OUTSKIRTS OF PÉRIGUEUX — A PROPERTY WITH ENDLESS POSSIBILITIES

A family home with a separate guesthouse, a pool, and a wooded garden: a privileged living environment in the Dordogne.

Just a few minutes from Périgueux, in the heart of the Dordogne, discover this property full of potential—ideal for those seeking space, privacy, and a pleasant living environment, all while remaining close to amenities.

Set on a magnificent, enclosed lot of 3,884 m², this property consists of a main house of approximately 175 m² and a guesthouse of approximately 50 m², offering numerous possibilities for renovation and use.

NOTES

A SPACIOUS FAMILY HOME

The main house features generous living spaces, including a living room, a kitchen, and five bedrooms. It is perfectly suited for a family wishing to enjoy a lush, green setting and ample outdoor space.

The detached guesthouse, featuring two bedrooms, is a real added bonus. It can accommodate family and friends with complete privacy or serve as a potential tourist lodging venture, subject to the necessary renovations and conditions.

OUTDOOR SPACES PERFECT FOR RELAXATION

The fully enclosed property offers a wooded setting and beautiful outdoor spaces to fully enjoy sunny days.

The pool invites you to relax during the summer months, while the garden, dotted with trees, creates a natural and pleasant atmosphere.