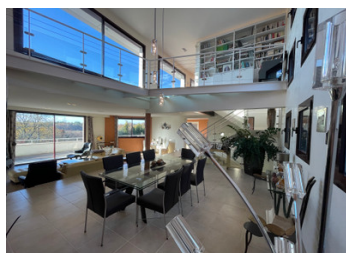
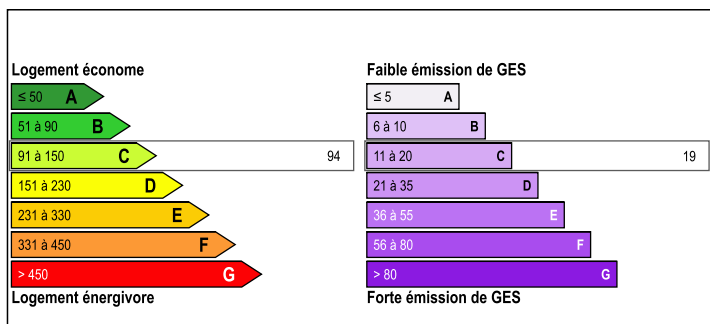


EXCEPTIONAL PROPERTY IN THE PERIGORD



ENERGY - DPE



INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	7
Bath:	6
Floor:	740 m2
Plot Size:	9222 m2

IN BRIEF

Lifestyle!

The richness of the Périgord region combined with comfort and modernity, a must-have in Périgueux-city!

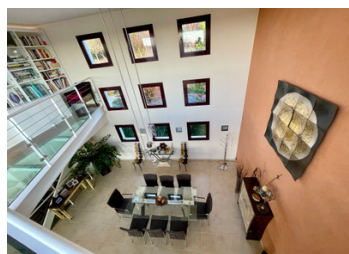
Architect-designed house set in 1 hectare of wooded parkland just outside the city centre of Périgueux, the capital of the Périgord region!

This exceptional building offers top-quality features for a total living experience!

Don't wait any longer!

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: **8307 EUR**

Taxe habitation: **EUR**

NOTES

DESCRIPTION

Main house 600 m2.

- 1 very beautiful, light and airy entrance hall offering large, spacious rooms with glass ceilings.

Left wing of the property

- 1 large lounge/living room of 64 m2 with wall-mounted wood burner on both sides of the lounge/dining room
- 1 dining room of 32 m2
- 1 large professional kitchen
- 1 storeroom
- 1 utility room

Right-hand entrance

- 1 office
- 1 linen room
- 1 shower room
- 1 wc
- 1 beautiful staircase

Night space

- 1 magnificent central conservatory with cathedral glass roof
- 1 41 m2 master suite with glazed bathroom opening onto bedroom and large balneotherapy bath, wc, dressing room, terrace
- 2 guest suites, each 48 m2 with en-suite bathroom, wc, dressing room and terrace
- 1 guest bedroom, terrace
- 1 separate entrance

1st floor

- 1 large through room with glass floor and library
- 1 large terrace

Garden level

- 1 magnificent balneotherapy area with a 12x6 metre heated indoor swimming pool
- 1 sports room
- 1 shower room + cloakroom
- 1 hammam
- 1 superb cinema room