

A fabulous family house with a large garden and outbuildings 2 kms from the centre of Périgueux.



INFORMATION

Town:	Trélissac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	250 m2
Plot Size:	2029 m2

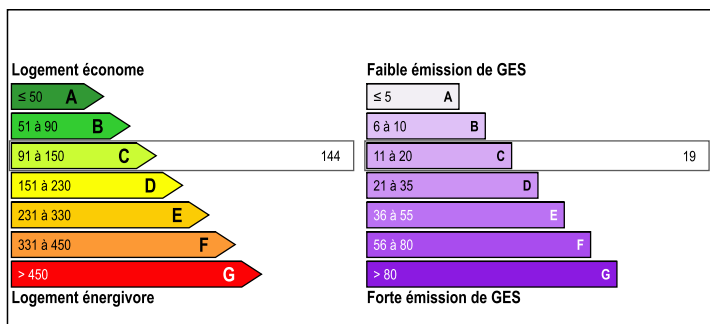


IN BRIEF

A rare 4 bedroom house with views across fields and forest that is at the same time conveniently on the edge of Périgueux and so doubles as a 'town house' yet has the aura and outlook of a farm with country views. It has interconnecting wings around a courtyard with a games room and spa, seating terraces and there are also outbuildings including a large open garage for 3 cars, lawnmower shed etc.

The house is well finished with good quality materials, oak doors and high quality tiling and features a splendid sitting room with a carved stone fireplace. It is ideal for those with a sizable family who want tranquillity yet and also to be within a few minutes drive of the city centre.

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.



DESCRIPTION

Ground Floor

Sitting room 36 m²

WC 2.5 m²

Kitchen 16 m²

3 downstairs bedrooms each 12 m²

Bathroom with large walk-in shower, double wash basins and WC 12 m²

Games room and spa with shower 55 m²

Utility rooms 40 m²

1st floor

Mezzanine library 24 m²

Master bedroom 24 m²

Bathroom with shower, wash basin and WC 8 m²

Electric shutters and double glazed windows throughout

Outside

Covered terrace (attached to the house) 16 m²

Terrace 50 m²

3 car open garage 45 m²

Assorted garden sheds chicken house and run

Electric gate at the entrance to the private drive

Mature garden with mature trees

Fiber-optic Internet connexion

Périgueux city centre 2 km

General Hospital 1 km

LOCAL TAXES

Taxe habitation: EUR

NOTES

All dimensions are approximate.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>