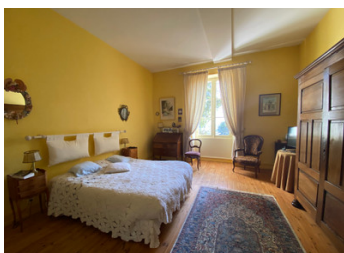


Maison de Maître from 1860, outbuilding and swimming pool in grounds of 3 hectares, 5 mn to Périgueux.



INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	200 m2
Plot Size:	30000 m2

IN BRIEF

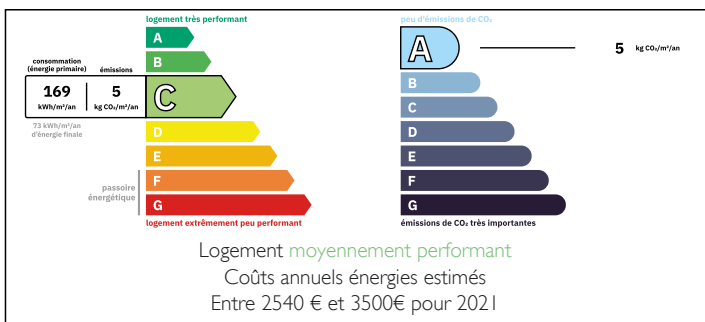
This authentic Maison de Maître is in a dominant position not far from Périgueux. A family house, it is richly decorated, with its reception room, its dining room, and its kitchen.

Four beautiful bedrooms, bathroom, with original
parquet floor.

The house enjoys a beautiful private park of three hectares in a bucolic setting. There is an outbuilding with a barn to create a garage and a living area.

A perfect house to live in all year round or for fabulous family holidays.

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: 4197 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Ground floor.

Entrance hall and its original wooden staircase, a double living room of 25 m2 and the dining room of 26 m2, exposed beams, large French windows overlooking the garden, an authentic kitchen of 23 m2 with exposed beams and a working, old open fireplace

On the first floor : 4 beautiful bedrooms of 16 m2 and one of 23 m2 with its toilet, with sisal floor carpet. Corridor with original parquet.

The 2nd floor is convertible on 90 m2 for 2 additional bedrooms or playroom.

Exterior.

A swimming pool of 11x4 with a heating cover. Well.

Stone outbuilding with large attic - garage - large lean-to on the back - boiler room and house.

Amenities

Supermarket and market at 3 km

Limoges airport 78 km

Périgueux train station 3 km

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