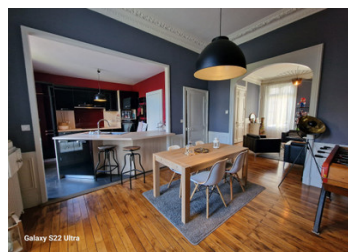


Exceptional house in the sought-after Vésone district



Galaxy S22 Ultra



Galaxy S22 Ultra



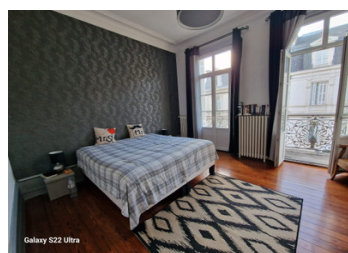
Galaxy S22 Ultra



Galaxy S22 Ultra



Galaxy S22 Ultra

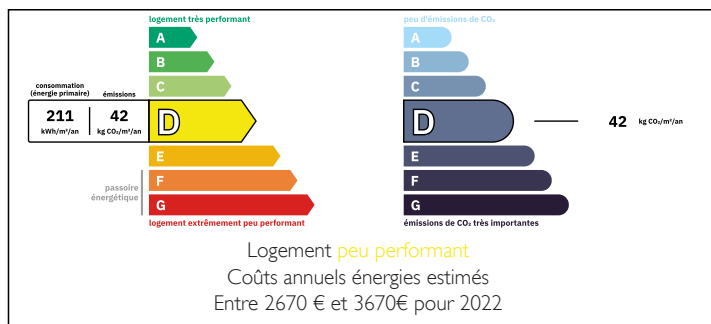


Galaxy S22 Ultra



Galaxy S22 Ultra

ENERGY - DPE



INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	6
Bath:	3
Floor:	215 m2
Plot Size:	200 m2

IN BRIEF

Ideally located in the sought-after Vésone district, this town house offers 215 m² of living space with a landscaped, landscaped rear garden. This magnificent family home boasts top-quality fixtures and fittings, as well as a beautiful living room overlooking the east-facing garden, in a peaceful setting with plenty of natural light. An entrance hall with attractive cement tiles, a fitted and equipped kitchen opening onto the double lounge.

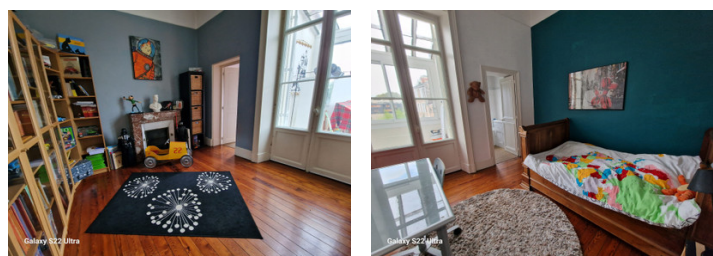
On the 1st floor, a complete night space: 1 bedroom, private bathroom, study, wc and a large master suite with its own shower room and dressing room,

On the 2nd floor, three further bedrooms, shower room and WC.

Convertible attic space in perfect condition and cellar with utility room and summer kitchen opening onto the garden.

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: 3534 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Town house of the early twentieth century is a rarity in Périgueux, offering a quality living environment, without nuisances, and with all amenities within walking distance, such as the Francheville clinic, cinema and schools.

It offers remarkable services, combining the charm of the old with modern comfort. There are fireplaces, original parquet floors, cement tiles, moldings, as well as a period staircase, while benefiting from air conditioning and recently renovated kitchens and bathrooms.

On the ground floor, a large space consists of a large living room, a dining room and an open kitchen with direct access to the terrace. An independent toilet is also available at this level. In the entrance, a superb staircase leads to the night rooms.

The first floor houses a bedroom with its ensuite bathroom, a room that can serve as an office overlooking the patio, and a large master suite with its bathroom and dressing room.

On the second floor, you will discover three additional bedrooms, a bathroom, a dressing room and a toilet. The attic is convertible and a cellar with laundry room and summer kitchen open to the garden offers additional space.

The garden, entirely enclosed by walls and trees, completes this harmonious set, thus offering a pleasant and private outdoor space.

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