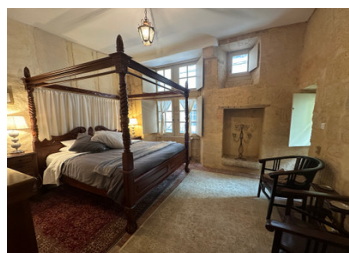


## Stunning 2 bedroomed apartment in the centre of Périgueux with two terraces



## INFORMATION

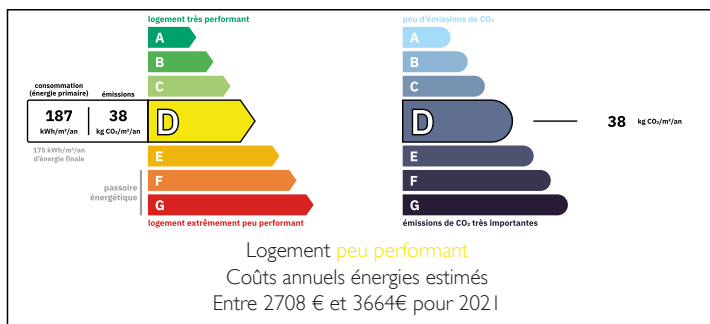
Town:	Périgueux
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	90 m2
Plot Size:	0 m2



## IN BRIEF

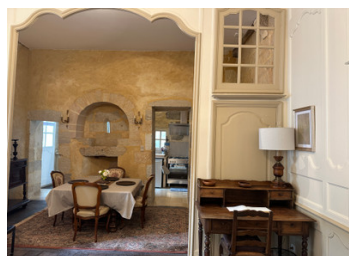
The magnificent old stone building dates from the 16th century. The 90m2 apartment is on the 1st floor of the building accessed by a beautiful stone staircase. It has lovely high ceilings and many windows so is nice and bright

## 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

The apartment exudes charm and character, seamlessly blending modern renovations with original features such as exquisite wooden floors, high ceilings, a fireplace, and exposed stonework.

Upon entering the apartment, you're greeted by a grand entrance hall (doubling as a second lounge or reading room) boasting a vaulted ceiling. To the left, the expansive living room awaits, offering ample space for both dining and relaxation (36 m<sup>2</sup>), with convenient access to the terrace. On the right-hand side, the kitchen awaits, equipped with a diverse array of fitted units. Adjacent to the entrance hall lie two enchanting bedrooms (11.7 m<sup>2</sup> and 15.5 m<sup>2</sup>), a shower room, and a separate WC. One of the bedrooms grants access to a charming front terrace, overlooking the picturesque cobbled street below.

Security is assured with a communal entrance door to the building, while the apartment itself benefits from Gas Central Heating.

This remarkable property caters to those who appreciate the allure of the past, making it an ideal choice for either permanent residents or as a lucrative short-term rental option (such as Airbnb). There is also the opportunity to purchase the adjoining apartment.

Explore this exceptional property through a 360° virtual tour for a firsthand experience.

Périgueux is a historic city located in southwestern France, renowned for its medieval architecture, picturesque cobblestone streets, and renowned gastronomy. As the capital of the Dordogne department in the Nouvelle-Aquitaine region, Périgueux offers a fascinating blend of cultural heritage and modern attractions. Its city center is filled with historic...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES