

Property development on the outskirts of Périgueux



INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	14
Bath:	9
Floor:	728 m2
Plot Size:	5090 m2

IN BRIEF

Located in the heart of the Périgord Blanc region, a collection of :

- 6 gîtes (2 studios and 4 T3) entirely renovated, tastefully decorated with top-of-the-range amenities: swimming pool, jacuzzi, games room, terraces, gardens and private parking.
- 1 main house with magnificent grounds, pool house, swimming pool and jacuzzi.

Studio: 35 m² (35 sq.m.)

Studio apartment: 35 m² (35 sq.m.)

Gîte T3: 85 m² (85 sq.m.)

Gîte T3: 92 m² (92 sq. ft.)

Gîte T3: 81 m²

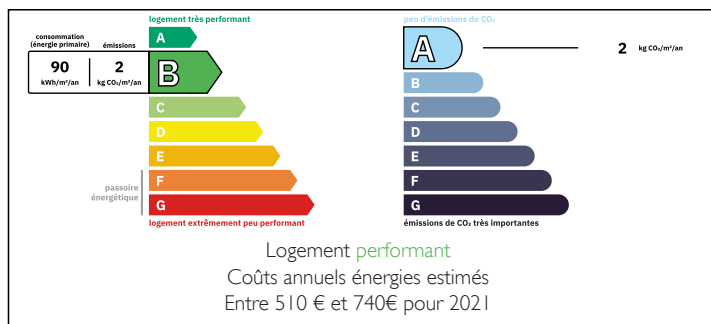
Gîte T3: 83 m²

Main house: 222 m²

Pool house main house : 70 m²

Office/Garage : Office (25 m²) Garage (55 m²)

ENERGY - DPE



Set in 5000 m² of wooded and enclosed grounds.

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 assets of this property:

- Private terraces and parking
- Immediately available
- Fully renovated gîtes
- Gîtes sold fully furnished and equipped
- Strong commercial potential
- Fully enclosed and planted with trees
- 4 km from the historic center of Périgueux
- 2 swimming pools, 13 x 5 for the gîtes and 11 x 5 for the main house
- PAC AIR/AIR heating
- Air conditioning

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Only 4 km from the historic center of Périgueux, and 2 km from the A89 freeway to Bordeaux or Brive.

Translated with DeepL.com (free version)

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

LOCAL TAXES

Taxe habitation: EUR

NOTES