

Stone family home



INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	175 m2
Plot Size:	1470 m2

IN BRIEF

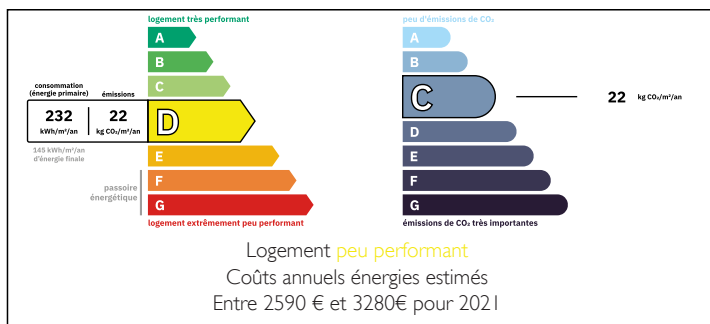
Large family home on full basement with garage, bedroom, shower room, wc, study, workshop, utility room and kitchen.

First floor: kitchen, living room, 4 bedrooms, heated conservatory, grounds of 1470 m

Outbuilding of 45 m2 with water and electricity.

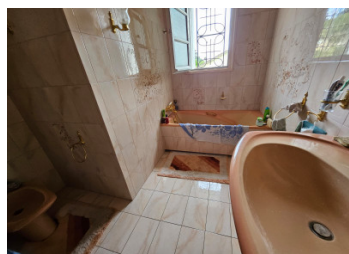
Close to all amenities

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 habitation: EUR

NOTES

DESCRIPTION

Nestled in 1470 m² of wooded land in the commune of Sanilhac, just 1 km from Périgueux and close to all amenities.

This house will seduce you with its generous volumes.

It has recently benefited from work to bring it into line with mains drainage,

Garden level

Double garage: 50 m² (538 sq ft)

Air-conditioned bedroom: 18.5 m²

10 m² kitchen

Study

Cellar

Workshop : 11 m²

Cellar: 16 m²

Shower room

WC

First floor:

4 bedrooms, one with air conditioning

Veranda: 25 m², equipped with two reversible air-conditioning units

Living room: 28 m², with reversible air conditioning and fireplace.

Kitchen: 14 m².

Bathroom with separate wc.

Main heating: town gas boiler

Air conditioning: 5 reversible air conditioners in some rooms

Open fireplace in living room

Hot water: electric hot water tank

External joinery :

PVC double glazing in most rooms

Wood double glazing on first floor

Double-glazed aluminium for the conservatory

Wooden shutters

Exterior

The vast wooded grounds of 1470 m² also include an outbuilding of around 48 m². The house is connected to the mains drainage system, providing additional comfort.

Thanks to its size and layout, this property offers a host of possibilities, whether for professional use or for dividing into two separate dwellings.