

Property 235 m2 + 175m2 excluding cellar on 1.5 hectares of land, swimming pool.



INFORMATION

Town:	Marsac-sur-l'Isle
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	235 m2
Plot Size:	14921 m2



IN BRIEF

Exceptional property 5 minutes from the centre of Périgueux!

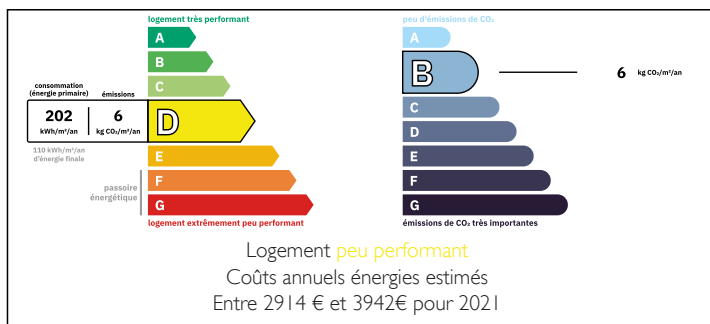
Come and discover this unique living environment just 5 minutes from Périgueux town centre, a very rare opportunity!

This property will seduce you by the particularity it represents to acquire a whole resting on a ground of almost 1,5 hectare with swimming pool and that very beautiful house offering a total volume of 400 m2 very luminous with a lot of floor in marble and this in direct proximity of the city!

Don't hesitate to visit!

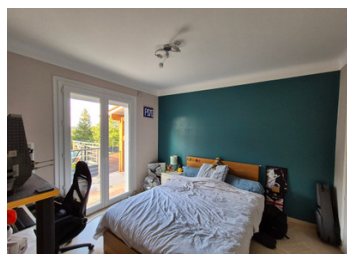
Love at first sight guaranteed!

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

Property 235 m2 + 175 m2 excluding cellar on 1.5 hectares of land, swimming pool.

1st floor 235 m2

- 1 large entrance hall
- 1 very large through lounge
- 1 spacious kitchen opening onto living room and terrace
- 4 bedrooms
- 1 large modular library area
- 1 large bathroom
- 1 wc
- 1 large and beautiful terrace overlooking the park with panoramic views

Garden re 175 m2 excluding cellar

- 2 rooms
- 1 laundry room
- 1 workshop
- 1 storeroom
- 1 triple garage
- 1 toilet
- 1 cellar

Pool area

- 1 12x6 swimming pool
- 1 pool house

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