

Charming property on the outskirts of Périgueux



INFORMATION

Town:	Antonne-et-Trigonant
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	172 m2
Plot Size:	15000 m2

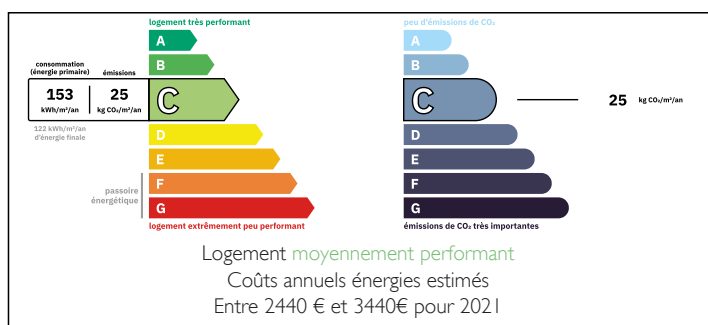
IN BRIEF

This listing concerns a charming property with a house recently renovated in 2024, set in a large 15,000 m² plot. Here are the main points to remember:

- **Living area of 170 m²** : Renovated stone house, spread over two levels, each with independent access.
- Ground floor** :
 - Cosy living room with wood-burning stove.
 - Spacious kitchen with large central island.
 - Bedroom, WC and bathroom.
 - Utility room.
 - Access to two adjoining barns.
- Adjoining barns** :
 - First barn: 100 m².
 - Second barn: 101 m², fitted and heated, with a mezzanine over the entire surface area. Ideal for professional use or independent activity.



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

This charming property is a real haven of peace, offering a spacious 170 m² house recently renovated in 2024, as well as two adjoining barns on a vast 15,000 m² plot. The stone building, with its two independently accessible levels, is ideally laid out for comfortable living.

On the ground floor, you'll find a cosy living room with a wood-burning stove, perfect for winter evenings. The kitchen, with its large central island, is ideal for cooking enthusiasts and family meals. There is also a bedroom, WC, bathroom and utility room, with convenient access to the barns.

The two barns, measuring 100 m² and 101 m² respectively, are converted and heated. The second barn has a mezzanine over the entire surface area, providing a versatile space that can be used as a business premises or for an independent activity.

Upstairs, there are two bedrooms, including a master suite, as well as a spacious study that could easily be converted into a third bedroom. A separate toilet completes this floor.

The plot, which is fully fenced and planted with trees, overlooks the forest and includes a horse shed and ample parking. This is the perfect place for those seeking both modern comforts and a peaceful natural. If you have any further questions or would like more information, please let me know!

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

LOCAL TAXES

Taxe foncière: 1417 EUR

Taxe habitation: EUR

NOTES