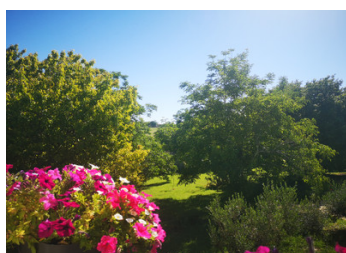


## Magnificent farmhouse near Périgueux



## INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	6347 m2

## IN BRIEF

Come and discover a dream location!

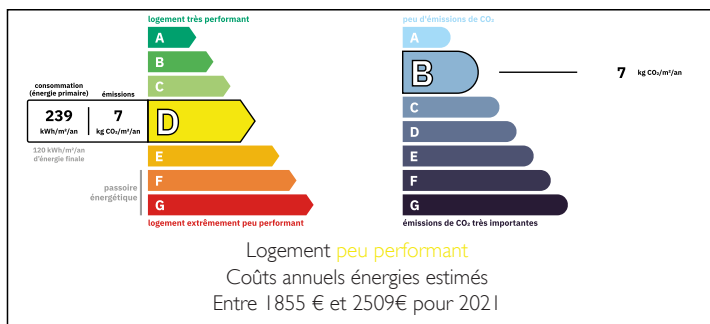
Situated in a valley bathed in light, this beautiful farmhouse has recently been renovated and still offers great potential for development!

You'll love its location, offering complete peace and quiet in a magnificent village with views of the church, just a few minutes from Périgueux town centre.

An exceptional property, waiting to be discovered!

You're sure to fall in love!

## 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

House on 2 levels, floor area 160 m2 + building converted into a summer house 160 m2 + barn 100 m2 + cellar 80 m2, 6347m2 of fully constructible and enclosed land.

### GROUND FLOOR

- 1 entrance
- 1 bedroom
- 1 shower room
- 1 beautiful fitted kitchen
- 1 living room
- 1 dining room
- 1 utility room
- 1 separate WC

### First floor

- 1 landing
- 3 bedrooms
- 1 office space
- 1 shower room
- 1 separate WC

Heated swimming pool under ten-year warranty + pool house.

Wood and electric heating

Electric gate

Landscaped grounds

Possibility of selling part of the land

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

## LOCAL TAXES

**Taxe foncière: 1664 EUR**

**Taxe habitation: EUR**

## NOTES