

In Périgord Noir, duplex loft with a vast reception area in stone

EXCLUSIVE



INFORMATION

Town:	Peyrignac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	404 m ²
Plot Size:	8746 m ²

IN BRIEF

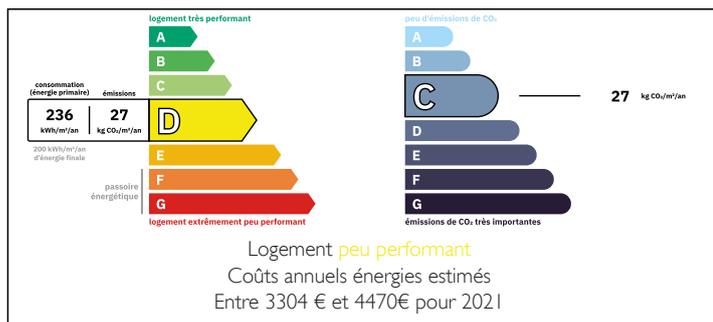
Set within an elegant stone building, this exceptional property features a fully renovated 222 sqm duplex loft, offering generous volumes and a warm, refined atmosphere.

Noble materials, parquet flooring, wood and pellet stoves, together with a 30 sqm southwest-facing terrace, create a pleasant and inviting lifestyle environment.

The loft is complemented on the ground floor by a vast 182 sqm reception space, showcasing the authentic charm of exposed stone and wood. This area includes a kitchen and a cold room, and extends onto a large 220 sqm wooden terrace.

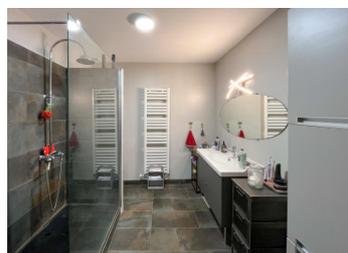
The property is further enhanced by three independent hangars (totaling 378 sqm), ideal for storage, ancillary uses, or a complementary project.

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

The property is set on a vast buildable plot of 8,746 sqm.

FIRST FLOOR (R+1) – T4 Duplex Loft – 222 sqm (no work required)

On the upper floor, a spacious T4 duplex loft, fully renovated with taste. This bright living space features wooden flooring, a wood-burning and pellet stove, and benefits from a south-west exposure. A 30 sqm private terrace extends the living area, offering optimal comfort and quality of life.

GROUND FLOOR – Authentic Reception Hall – 182 sqm (no work required)

On the ground floor, a superb single open space of character, highlighted by exposed stone walls and underfloor heating, is ready to accommodate your projects with no renovation needed. A 220 sqm wooden terrace adjoins this area, making it ideal for event, hospitality, or commercial uses.

Three Versatile, Rentable Warehouses

The property also includes three adjoining warehouses measuring: 243 sqm, 101 sqm, and 34 sqm.

Built with a steel frame and metal cladding, these unheated spaces are perfectly suited for storage or can be easily rented out to generate additional income.

This unique property offers outstanding advantages for future-oriented projects.

The property is being sold due to retirement.

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