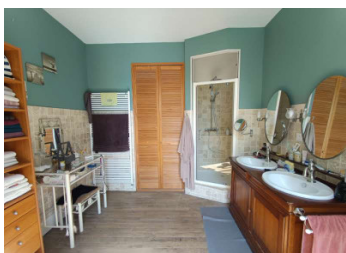
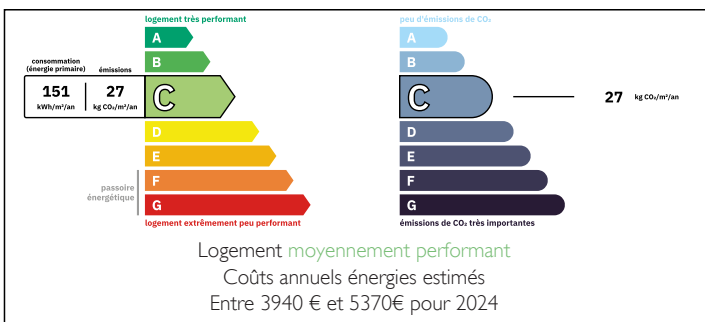


## Renovated farmhouse near Périgueux with garden



## ENERGY - DPE



## INFORMATION

|             |           |
|-------------|-----------|
| Town:       | Périgueux |
| Department: | Dordogne  |
| Bed:        | 6         |
| Bath:       | 6         |
| Floor:      | 310 m2    |
| Plot Size:  | 1541 m2   |

## IN BRIEF

Renovated character farmhouse close to amenities.

Beautiful late 19th century stone building set in 1500m2 of enclosed grounds, ideal for a family home or independent profession.

Ground floor comprises:

- 2 lounges, dining room
- 2 kitchens
- office area - home cinema
- 2 utility rooms
- 1 bedroom with shower room and wc
- large covered area with bread oven and great potential.

First floor:

- 5 bedrooms, each with private shower room
- 1 dressing room
- 1 terrace

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.

(town gas) was replaced in 2019 + individual electric cumulus heaters on each side.



## LOCAL TAXES

**Taxe foncière:** 1400 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

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Period fireplace in each living room and bedroom.

Mouldings, solid pine parquet flooring, double glazing throughout the ground floor.

Lovely, flat, wooded grounds suitable for swimming pool, with a well and a 19th century stone dovecote. The house was completely renovated in 2017, the roof of the annexe was redone in 2018, and the condensing boiler

(town gas) was replaced in 2019 + individual electric cumulus heaters on each side (hot water production).

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