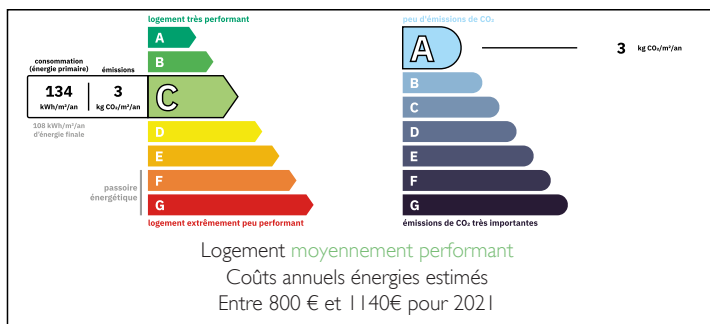


## Renovated stone house with garden, garage and workshop



## ENERGY - DPE



## INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	145 m²
Plot Size:	1852 m²

## IN BRIEF

Character house with great potential, ideally situated on the heights of Trélissac with dominant views over the valley.

Stone house renovated in 2023 using top-of-the-range materials.

Ground floor: bright living room with pellet stove, large fitted kitchen with central island, second dining area (convertible into bedroom), conservatory with access to terrace.

Upstairs there are 3 bedrooms, 1 shower room and 1 landing.

Outside, you can enjoy 2 large terraces overlooking an enclosed garden with gates.

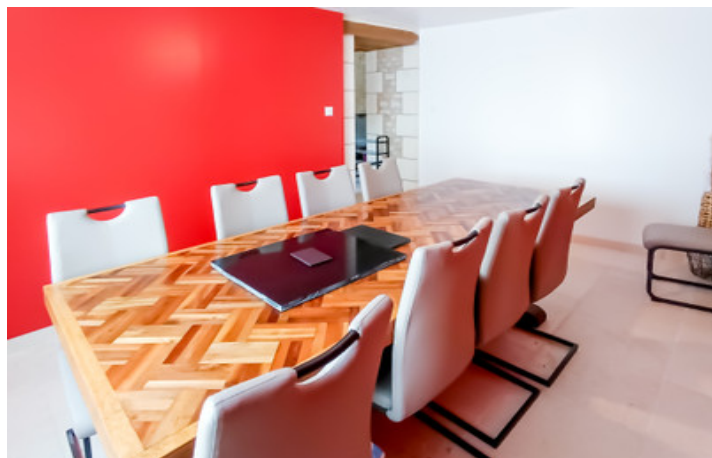
Huge conversion potential

Double attached garage (70 m²)

Attached barn (105 m²) with high ceilings that could be converted into a home

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

Character house with great potential, ideally situated on the heights of Trélissac with dominant views over the valley.

Stone house renovated in 2023 using top-of-the-range materials.

Ground floor: bright living room with pellet stove, large fitted kitchen with central island, second dining area (convertible into bedroom), conservatory with access to terrace.

Upstairs there are 3 bedrooms, 1 shower room and 1 landing.

Outside, you can enjoy 2 large terraces overlooking an enclosed garden with gates.

Huge conversion potential

Double attached garage (70 m<sup>2</sup>)

Attached barn (105 m<sup>2</sup>) with high ceilings that could be converted into a home

Ideal for a gîte, workshop or family extension.

-----

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

## LOCAL TAXES

Taxe foncière: 1800 EUR

Taxe habitation: EUR

## NOTES