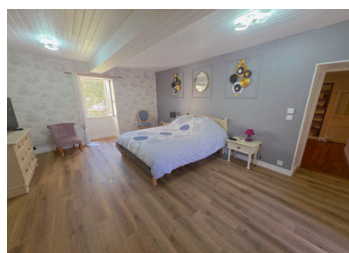
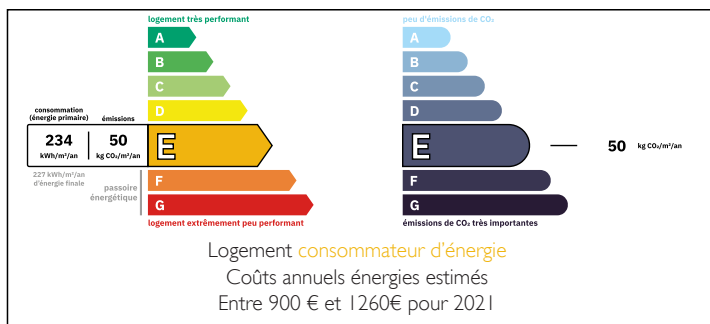


Charming village house with outbuildings and garage. Château l'évêque. Périgueux.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Château-l'Évêque
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	121 m2
Plot Size:	30 m2

IN BRIEF

Located in a charming village with all amenities within walking distance (market, bakery, hairdresser, pharmacy), this magnificent stone house combines authenticity, modern comfort, and absolute tranquility.

Its advantages:

- 3 bedrooms, including 1 on the ground floor and 2 master suites upstairs.

- Bright house, perfectly insulated and in excellent condition.

- Terrace and balcony to enjoy sunny days.

- Garage, laundry room, town gas boiler.

- Possibility of converting the space opposite the house into a guest house or workshop.

The seller undertakes to improve the energy performance (DPE) before the sale.

A true haven of peace just 10 minutes from Périgueux—ideal for an active family life or retirement plans.

Don't wait to discover it!

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

In front of the entrance is a pleasant terrace. The ground floor opens onto a spacious 18 m² fitted and equipped kitchen. Two hallways provide practical storage space and lead to a comfortable 16 m² bedroom and a separate toilet.

Upstairs, there is a mezzanine. Two bedrooms measuring 15 m² and 22 m² each have their own private bathroom, ensuring comfort and privacy. A 24 m² living room with an authentic stone fireplace adds character and offers the possibility of installing a wood-burning stove. The whole space is extended by a long balcony with triple access, bathed in light and opening onto the outside.

This beautiful property also includes a separate house located on the other side of a small, very quiet and quiet alley, offering multiple possibilities for conversion.

The ground floor has a spacious 16 m² entrance hall with a beautiful wooden staircase leading to the first floor. Here you will find a large 31 m² loft-style room, ideal for creating independent accommodation, a guest house, an artist's studio, or a professional office.

An adjoining 20 m² garage completes this property and provides easy parking or additional storage space.

A rare find in the area, combining character, light, tranquility, and potential for development—contact me to arrange a viewing.

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

LOCAL TAXES

Taxe foncière: 1142 EUR

Taxe habitation: EUR

NOTES