

Périgourdine House



INFORMATION

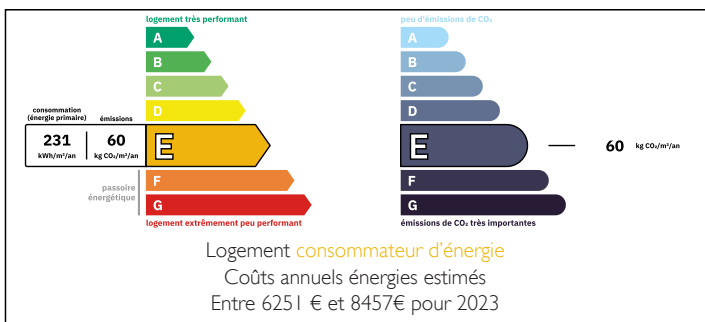
Town:	Pressignac-Vicq
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	220 m2
Plot Size:	85000 m2

IN BRIEF

Characterful Périgourdine-style house in a quiet but not isolated setting. Great potential for a large family home with outbuilding and/or rental income, a gite, or a second home. Beautiful 8.5-hectare plot of land consisting of meadow and forest with a swimming pool and tennis court. Large en-suite bedroom with a timber frame, open fireplace, living room, and kitchen with direct access to the south-facing terrace where the swimming pool is located and a beautiful open view of the surrounding countryside. A 47.5m² outbuilding in need of renovation could be converted into a guest house or gite with independent access if necessary. Renovation required.

All amenities within 10km

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 of approximately 220m²

The entrance is through a beautiful traditional wooden door leading to the 13m² entrance hall with a small 13m² reading nook overlooking the garden. On the same landing is a 10m² bedroom with direct access to the south-facing terrace with a shower and toilet. A 5m² storage room houses the boiler and water heater. From the entrance hall, a few stone steps lead to the large 45m² living room with an open fireplace and beautiful windows overlooking the garden. A wood/pellet stove can be added to the existing flue tubing in the room. From the living room, a solid wooden staircase leads to the 25m² master bedroom with a traditional roof structure. An adjoining 3.8m² bathroom with a bathtub completes the upper floor. The 22m² open kitchen provides direct access to the terrace, perfect for enjoying quality time with family or friends with its beautiful unobstructed views of the countryside and the swimming pool. From the kitchen a door leads to two offices of 10.5m² and 13m² which could be converted into bedrooms with a small bathroom. Upstairs a large en-suite bedroom of 43m² offers a very appreciable volume under 4.40m of height with exposed beams. This part of the house can easily be converted into a gîte with a separate entrance. On the garden side, we have a 47.5m² single-story outbuilding that could be converted into a guest house or gîte, with an existing bathroom. Attached to the house, a...

LOCAL TAXES

Taxe foncière: 1594 EUR

Taxe habitation: EUR

NOTES