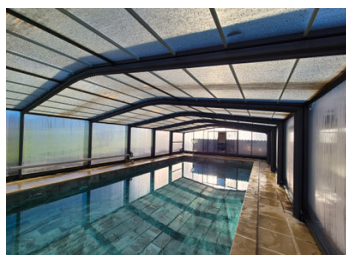


Exceptional property! Stunning, perfectly renovated 1898 Chai near Périgueux



## INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	7
Bath:	3
Floor:	300 m2
Plot Size:	10000 m2



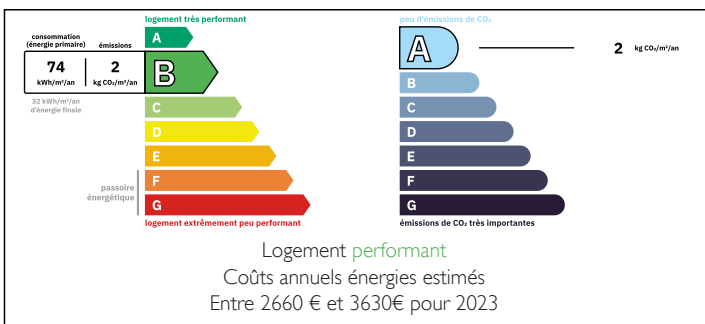
## IN BRIEF

Come and discover this sublime Chai 1898, offering character and modernity just a few minutes from Périgueux.

Perfectly renovated, spacious rooms, energy efficient, professionally installed solar panels offering very attractive returns, a covered, heated and self-contained Bali stone swimming pool, a very large barn with impressive high ceilings.

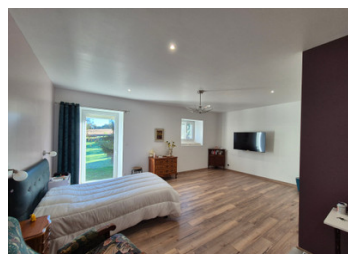
This magnificent property comprises the following.

## 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

Main house 300 m<sup>2</sup> + barn 300 m<sup>2</sup> on 1 hectare of land.

Main house

Ground floor

1 huge living room/dining room/kitchen with glass ceiling.

1 very large entrance hall and storage room/billiard room

2 bedrooms

1 office

1 shower room with walk-in shower

1 utility room

1 veranda

1 pantry

1 WC

First floor

6 bedrooms including 1 master suite with walk-in shower

1 bathroom

1 very large space with glass floor

1 office

2 WCs

1 access to convertible attic space

Exterior

1 barn 300 m<sup>2</sup> with impressive high ceilings  
electric door

1 wine cellar

1 high-end covered and heated Bali stone swimming pool + pool house

1 water reserve

Property equipped with high-end solar panels offering a return of €25,000 per year.

Air/water heat pump heating system throughout the house.

Mains drainage

Fibre optic

## LOCAL TAXES

Taxe habitation: EUR

## NOTES