

Large townhouse. Exceptional. Périgueux.



INFORMATION

Town:	Trélissac
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	180 m ²
Plot Size:	1700 m ²

IN BRIEF

In Trélissac, in a peaceful residential area, discover this rare, light-filled single-storey home.

Ideally located just a short walk from schools, shops, bus routes and the greenway, and only 5 minutes from Périgueux, it's perfectly designed for smooth, family-friendly living.

The property offers a spacious living room with fireplace, an inviting open-plan kitchen, 5 bedrooms, 2 shower rooms, 2 WC, a laundry room, a veranda and a mezzanine area.

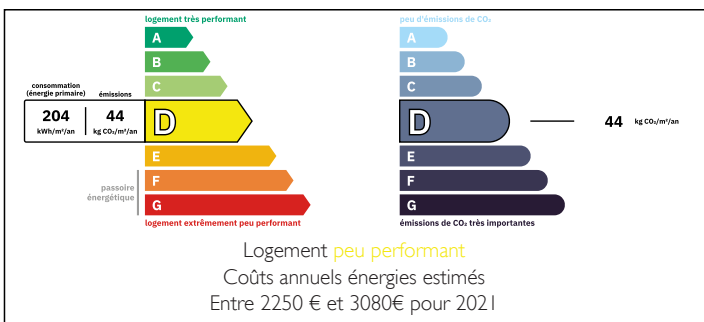
On the garden level, you'll find a double garage, workshop, boiler room and a large cellar.

Recent upgrades include new joinery, roofing and shower room. The drainage system is fully compliant.

Set on a private, unoverlooked plot with a charming countryside feel and potential for a swimming pool, this home strikes the ideal balance between nature, space and convenience.

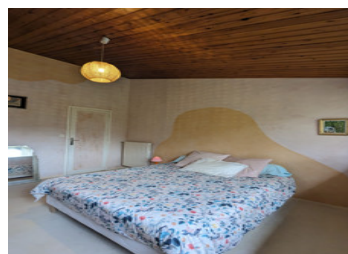
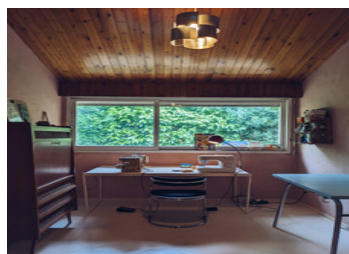
A genuine opportunity for anyone seeking comfort,

ENERGY - DPE



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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

The house is set in the middle of a wooded plot, enclosed by a wooden gate.

At the entrance, you go up five or six steps to reach the large three-panel front door. Inside, a hallway leads to the 10 m² open-plan kitchen and the 32 m² living and dining room.

There are five bedrooms ranging from 12 to 15 m², a bathroom, a 4.5 m² shower room, a WC and a laundry room.

Above the living room is a 21 m² mezzanine, currently used as a library and TV room.

The house also features a large south-facing veranda of around 20 m², a double garage of approximately 32 m² and a large semi-buried basement of about 70 m².

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

LOCAL TAXES

Taxe foncière: 2900 EUR

Taxe habitation: EUR

NOTES