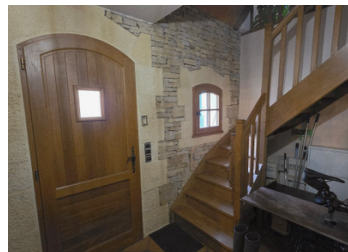


## Charming Countryside Home Near Nature in Trélissac. Close to Périgueux



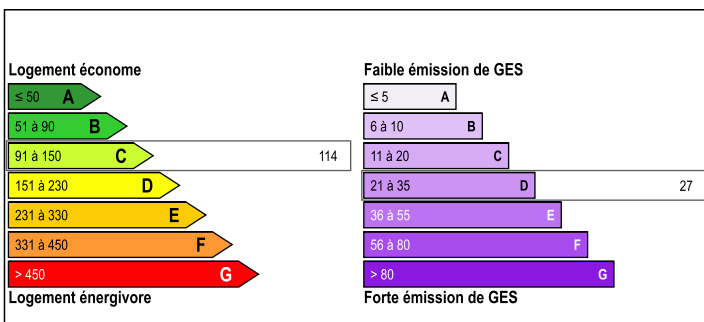
## INFORMATION

Town:	Trélissac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	147 m <sup>2</sup>
Plot Size:	2000 m <sup>2</sup>

## IN BRIEF

In a commanding position, this 1998 Périgord-style house offers approximately 155 m<sup>2</sup> of living space, built with quality materials. It features a beautiful living room with a fireplace, a spacious kitchen, 3 to 4 bedrooms depending on your needs, a generous mezzanine, two bathrooms, as well as a carport and a borie in the garden. Gas central heating with a recent boiler and compliant electrical installation. To view all photos, information, and technical details, please visit the full listing on the Leggett Immobilier website using the following reference: A41434VIR24.

## 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

In a commanding position, this elegant Périgord-style house, built in 1998, features refined architecture and quality materials. It offers approximately 155 m<sup>2</sup> of living space, providing a warm and functional living environment.

On the ground floor, a spacious 11.5 m<sup>2</sup> entrance leads to a bright 28.6 m<sup>2</sup> living room with a stone fireplace, and a well-proportioned 15.8 m<sup>2</sup> kitchen. There are two bedrooms of approximately 10 and 13 m<sup>2</sup> with built-in wardrobes, a 6.9 m<sup>2</sup> bathroom with bathtub and double sink, and a separate WC completing this level.

Upstairs, you will find a third bedroom of around 12 m<sup>2</sup>, an additional space that can serve as a fourth bedroom or office (16.5 m<sup>2</sup>), a large 25 m<sup>2</sup> mezzanine ideal for a relaxation area, and a 6.5 m<sup>2</sup> shower room with WC. The layout is designed to adapt to the needs of a family or a couple seeking space.

Features include wooden double-glazing, compliant electrical installation, and gas central heating with a recent boiler. Outside, an attached carport and a charming borie add an authentic touch to this green setting.

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

## LOCAL TAXES

**Taxe foncière: 1790 EUR**

**Taxe habitation: EUR**

## NOTES