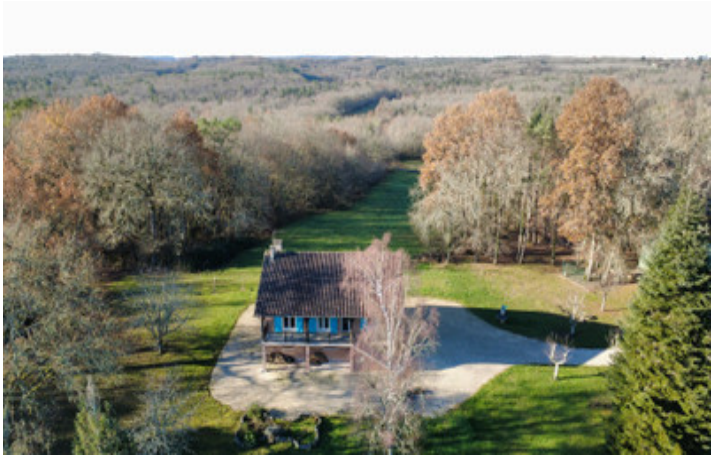
LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41817VIR24 Price: 268 000 EUR

agency fees to be paid by the seller

Secluded house set in a charming landscaped park, near Périgueux.



INFORMATION

Town:	Savignac-les-Églises
Department:	Dordogne
Bed:	5
Bath:	1
Floor:	110 m2
Plot Size:	6600 m2

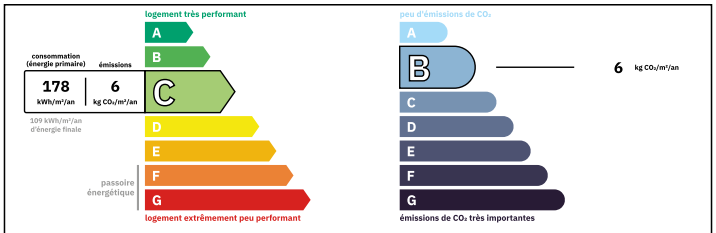
IN BRIEF

Set in an elevated position, this fully renovated house offers a peaceful and private country lifestyle. Only one neighbor is located about 50 m below.
Built on a beautiful approximately 6,600 m² landscaped and tree-lined plot, the property stands out for its natural surroundings, modern comfort, and generous living spaces.

You will enjoy a bright living room with a brand-new wood-burning stove, a fully equipped kitchen with central island, four bedrooms including one on the ground floor, a large shower room, and a garage for two vehicles.

No work is required (except for one room to be finished).
Double glazing, insulation, heating system, drainage, fiber-optic internet… everything has been renovated.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1610 € et 2240€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**1180 EUR**

NOTES

DESCRIPTION

Renovated house with panoramic views – 6 rooms – 123 m² – 6,600 m² plot

Overlooking the surrounding countryside, this beautiful fully renovated home offers a privileged lifestyle combining peace, comfort, and open views.
Set on a magnificent landscaped plot of approximately 6,600 m², planted with fruit trees and a variety of mature species, the property enjoys a rare natural environment.
A flat access path leads to the house. On arrival, a staircase takes you to a large balcony offering exceptional panoramic views over the countryside.

The entrance opens onto a bright and welcoming living room, enhanced by a brand-new wood-burning stove.
A hallway leads to:
Three bedrooms. Room 1 : 12 m², R2 : 11 m², R3: 10.5.
Possibility to do 1 big room with 2 of them.

RDC : Roum 4 : 12 m²
Room 5: 16.5 m²
A separate WC,
A large modern shower room.
The fully equipped kitchen with central island is ideal for cooking and sharing convivial moments.

Ground floor
Insulated garage with space for two vehicles,
Laundry room,
Room currently being finished (office or additional bedroom),
New bedroom with travertine flooring.
Features
- Double-glazed windows
- Recent insulation
- Upgraded heating system
- New kitchen and shower room
- Compliant drainage system
- Fiber-optic internet installed