

Perfect single-storey property, 5 minutes from Périgueux town centre



## INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	135 m <sup>2</sup>
Plot Size:	1475 m <sup>2</sup>

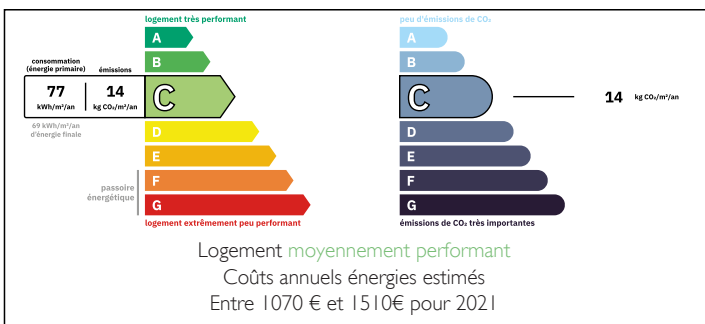
## IN BRIEF

Come and discover this lovely villa with heated swimming pool, located 5 minutes from the town centre in a very peaceful setting. A perfect compromise !

Come and see for 135 m<sup>2</sup> house on 1,475 m<sup>2</sup> of enclosed land

- 1 bright 40 m<sup>2</sup> living room opening onto a terrace and garden with unobstructed views of the pool.
- 1 semi-open kitchen with sliding doors.
- 4 bedrooms including 1 master suite with shower and WC
- 1 bathroom
- 1 WC
- 1 pantry
- 1 tiled garage with electric door
- 1 very large covered terrace
- 1 salt-heated swimming pool + electric roller shutter

## 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

Just 5 minutes from Périgueux town centre, discover this elegant, single-storey contemporary villa nestled in a particularly quiet and leafy residential area.

Behind its motorised gate with videophone, this property, offering 135 m<sup>2</sup> of living space, provides a rare lifestyle, combining modern comfort, generous proportions and high-quality fittings.

Upon entering, the light-filled living area captivates with its spacious layout and direct access to a large covered terrace and landscaped garden. The large bay windows create a harmonious flow between indoors and outdoors, offering unobstructed views of the heated swimming pool with no overlooking properties.

The fully fitted semi-open-plan kitchen, featuring sliding pocket doors, combines elegance and functionality for a welcoming everyday life.

The sleeping area comprises:

- 4 comfortable bedrooms
- A master suite with en-suite shower room and WC
- A separate bathroom
- A separate WC

Outside, the property exudes a true holiday atmosphere:

- Saltwater heated swimming pool with electric roller shutter
- Pool house
- Large furnished covered terrace
- Enclosed grounds of 1,475 m<sup>2</sup>
- Carefully landscaped relaxation areas

Technical features further enhance the comfort:

- Underfloor heating
- Tiled garage with motorised door
- Pantry
- Solar panels with EDF feed-in tariff
- Perfectly maintained house

## LOCAL TAXES

Taxe habitation: **2861 EUR**

## NOTES