

Single-story house with panoramic views, garden, near Périgueux, with a double garage



INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	135 m ²
Plot Size:	2808 m ²



IN BRIEF

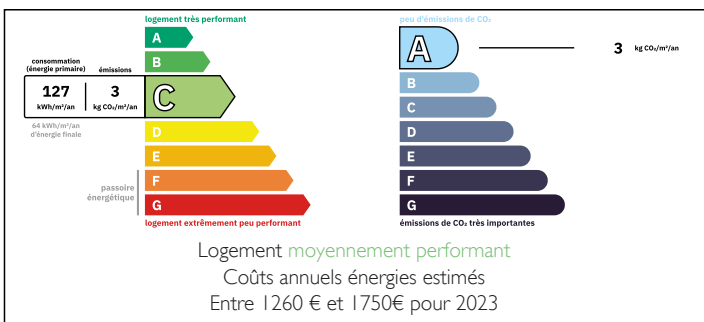
Just a few minutes from Périgueux, local shops, and the Péribus transit network.

Discover this charming, recently built single-story home offering a superb panoramic view of the countryside.

It features an entryway with a closet and a separate half-bath, a beautiful, bright living area with a living room, an open kitchen, a wood-burning stove, and direct access to a covered patio. The sleeping area consists of 3 bedrooms, a bathroom with a shower, and a second separate toilet. A pantry and a double garage with motorized doors round out the property.

Set on a fully fenced lot with a wooden shed, this home offers high-quality features: double-glazed windows, electric floor heating, a quiet environment, and an ideal living setting for a family seeking comfort and proximity to amenities.

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

Contemporary Single-Story Home with Panoramic Views – Just a Stone's Throw from Périgueux

Located in a prime setting—quiet yet within easy reach of Périgueux, local shops, and the Péribus bus lines—this charming, recently built single-story home will captivate you with its spacious rooms, abundant natural light, and magnificent, unobstructed views of the countryside.

Upon entering, you'll find a welcoming entryway with a storage closet and a separate guest restroom. The spacious, light-filled living area features a cozy living room with a wood-burning stove, as well as a welcoming open-concept kitchen. The entire space opens onto a beautiful covered terrace, perfect for enjoying the panoramic view and dining outdoors year-round.

The sleeping area includes three comfortable bedrooms, a bathroom with a shower, and a second separate half-bath, providing true everyday comfort.

For added convenience, the house also features an adjoining pantry and a two-car garage with motorized doors.

Outside, you'll enjoy a pleasant, fully fenced yard that's easy to maintain, complete with a wooden shed for storage.

High-quality features: double-glazed windows, electric floor heating, wood-burning stove, plenty of natural light, and a desirable living environment.

A move-in-ready home, ideal for a family or buyers seeking modern comforts in a peaceful setting, while enjoying all the nearby amenities.

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

LOCAL TAXES

Taxe foncière: 19000 EUR

NOTES