

Stunning large 2 bedroomed apartment 143m2 located in the very best part of the old town of Périgueux,



INFORMATION

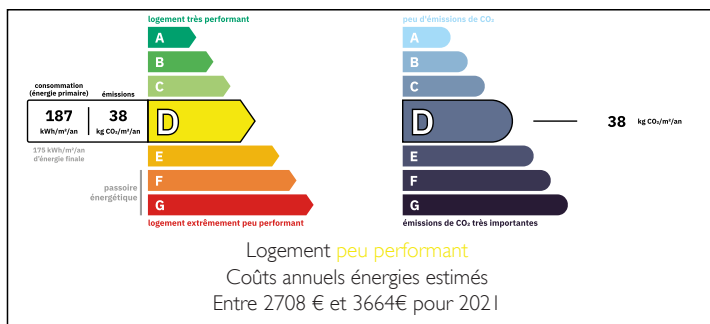
Town:	Périgueux
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	143 m2
Plot Size:	0 m2

IN BRIEF

The stunning ancient stone building dates back to the 16th century. The apartment is located on the first floor (noble part) and boasts exceptionally high ceilings and numerous windows, creating a wonderfully bright atmosphere. It comprises 2 bedrooms, 2 lounges, a spacious kitchen, 2 bathrooms, and 2 terraces.



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

This gem is situated on the most picturesque street in Périgueux, surrounded by an array of shops and restaurants, making it the perfect location for experiencing the city's vibrant atmosphere. Every Wednesday and Saturday, the local market, bustling with producers, takes place nearby. Périgueux, often regarded as the "capital" of Dordogne, is renowned for its excellent quality of life. The city boasts amenities such as an aquatic center, cinemas, a modern and expansive hospital, schools, a university, and all other necessities.

Located in the Aquitaine region, Périgord/Dordogne is one of France's most captivating areas, attracting millions of tourists each year with its charming villages and picturesque landscapes.

Facing south, the apartment benefits from abundant natural light streaming through its large original windows. The exquisite wood flooring adds to the allure, complemented by several original fireplaces. Each room is equipped with integrated cupboards, and the woodwork throughout the apartment is simply stunning.

The apartment consists of a large entrance hall which leads through to a large sitting room 25.8m² at the front of the building with access to a terrace over looking the cobbled streets below. To the right is the fully fitted kitchen. To the right of the hallway is a 2nd sitting room offering ample space for comfortable living and entertaining 45.9m². There are two bedrooms at the rear of the apartment (12.4m² and 19.9m²), a shower room and a WC. There is access to the rear terrace from one of...

LOCAL TAXES

Taxe habitation: EUR

NOTES