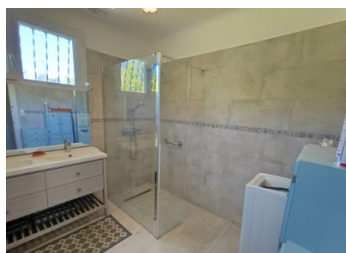


House Near Périgueux large plot



INFORMATION

Town:	Sanilhac
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	200 m2
Plot Size:	13170 m2

IN BRIEF

House, close to Périgueux and amenities, with a large wooded and fenced plot.

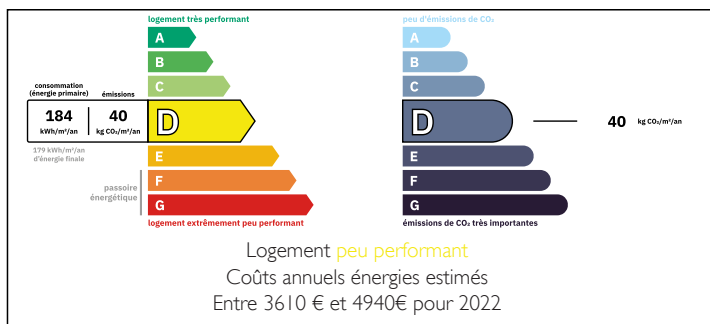
House to renovate with great family potential in the commune of Sanilhac.

This 200m2 house comprises an entrance veranda with corridor access leading to 1 large living room with fireplace, a separate kitchen with woodburner, 3 bedrooms, 1 shower room, 1 separate toilet, a second large living room with beautiful fireplace completes the ground floor.

Upstairs, 2 bedrooms and attic space for conversion offer additional potential.

The house sits on a very large plot of wooded land with outbuildings, garages, workshop, vineyards, pond and 1 well.

ENERGY - DPE



This is a great opportunity for a family or

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

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This is a great opportunity for a family or professional project.

Translated with DeepL.com (free version)

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

LOCAL TAXES

Taxe foncière: 1800 EUR

Taxe habitation: EUR

NOTES