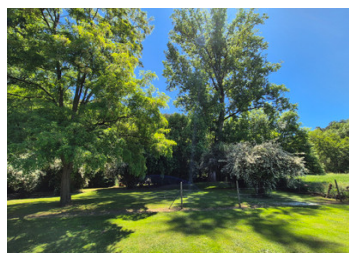


A unique living environment! A haven of peace just a few minutes from Périgueux town centre.



INFORMATION

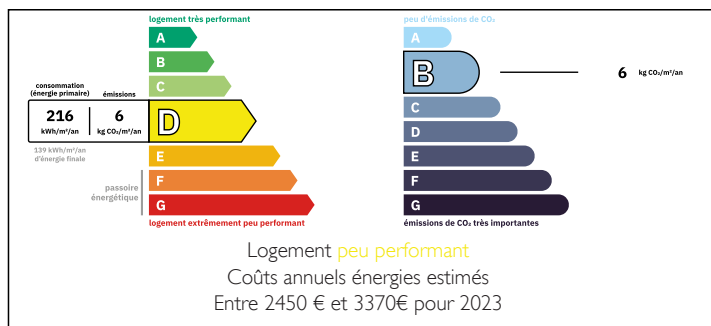
Town:	Périgueux
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	185 m2
Plot Size:	6500 m2

IN BRIEF

Come and discover this magnificent property in a unique setting just a few minutes from the centre of Périgueux.

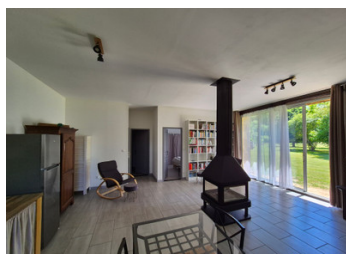
Magnificent views over the green hillside and the river at the end of the property make this a truly enchanting place to be !

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Longère 185 m2 + barn 100 m2 comprising 3 dwellings on 6500 m2 of fully enclosed, flat land + private river access.

Housing 1

- I lounge
- I living room
- I kitchen
- I shower room
- I bedroom
- I wc

Lodging 2 (studio that can be linked to the 1st dwelling)

- I living room with access to attic in perfect condition for conversion
- I shower room
- I wc

Flat 3

- I large, light-filled living room with fitted kitchen and wood-burning stove
- I bedroom
- I shower room
- I wc
- I access to attic space in perfect condition, partially renovated and almost ready to live in.

It should be noted that the house is not subject to flooding due to its location, which allows you to take advantage of the river, making it a unique and very pleasant place to live.

I barn of 100 m2 in very good condition which can be used as a garage or converted into living accommodation

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