

Charming 4-Bedroom Detached Périgordine-Style Home Near Chancelade, Périgueux



INFORMATION

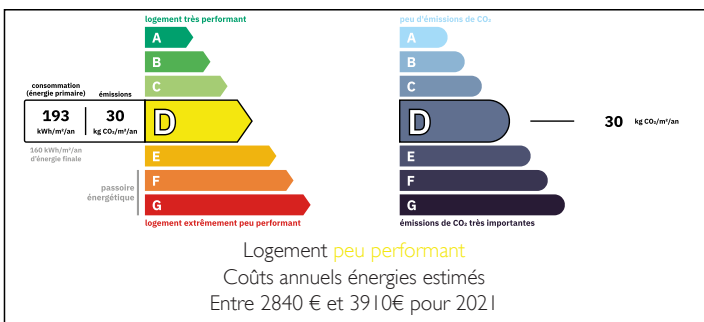
Town:	Chancelade
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	165 m ²
Plot Size:	5125 m ²



IN BRIEF

Located just minutes from the historic town of Chancelade and the vibrant city of Périgueux, this attractive detached property offers the timeless character of traditional Périgordine architecture combined with modern comfort. Featuring four bedrooms and spacious living areas, it sits in a peaceful setting ideal for family living or a holiday retreat in the heart of the Dordogne.

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

You enter the property through the entrance hall. To the left is a home office measuring 9.35m² followed by a WC and Bathroom. To the right, you'll find a spacious living room with a fireplace (34.69m²), and an open-plan corner kitchen (18.31m²) fitted with a range of units. Behind the kitchen is access to the attached garage, part of which is used as a utility area, complete with a shower and the central heating boiler.

The ground floor also offers two bedrooms. Upstairs, there are two additional bedrooms and a generous landing area that makes an ideal reading nook. There is also a family bathroom featuring a bathtub, double sinks, and a WC. In addition, the property includes two large attic rooms, perfect for storage.

Outside, you'll find a sizeable lawned garden with a small cluster of trees, as well as access to two garages.

The property is double glazed and benefits from oil fuelled central heating.

Chancelade is a charming commune located in the Dordogne department in the Nouvelle-Aquitaine region of southwestern France. Situated just a few kilometers northwest of Périgueux, the departmental capital, Chancelade enjoys a peaceful setting while benefiting from proximity to urban 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: 1939 EUR

Taxe habitation: EUR

NOTES