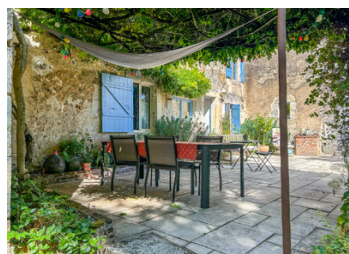
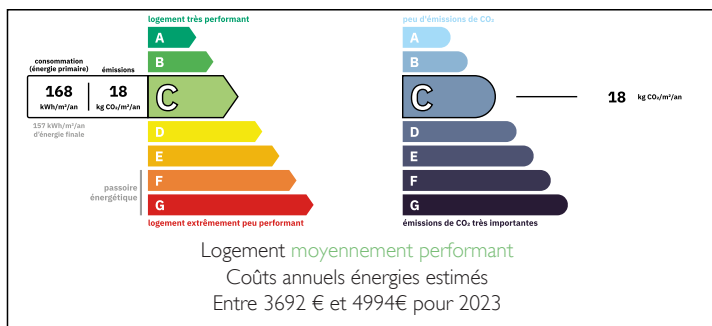


Dordogne - On the outskirts of Périgueux: Beautiful, charming residence in a peaceful setting



ENERGY - DPE



INFORMATION

Town:	Champcevinel
Department:	Dordogne
Bed:	7
Bath:	2
Floor:	347 m2
Plot Size:	5544 m2

IN BRIEF

Dordogne - On the outskirts of Périgueux
Superb stone house, ideal for a family and/or vacations, offering elegant and cozy comfort.

Charming stone house comprising:

- 1 main house with: 6 bedrooms, 1 bathroom with toilet, 1 entrance hall, 2 living rooms, 1 kitchen, 1 office, 1 cellar/workshop, and 1 terrace.
- 1 loft with: 1 kitchen opening onto 1 living/dining room, 1 toilet, 1 dressing room, 1 shower room and 2 mezzanines/bedrooms
- 1 barn of 190 m²
- 1 stable of 11 m²
- 3 stables of 14, 8 and 7 m²

The advantages of this property:

- Magnificent 5,000 m² fully landscaped grounds.
- Open fireplace and wood-burning stoves
- Potential to start a bed and breakfast business
- The charm of a cozy and warm old house
- Peace and quiet

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

Dordogne - At the gates of Périgueux
Ideally located in Champcevinel in the Dordogne
This house is perfect for bed and breakfasts.
7 minutes from the center of Périgueux
5 minutes from Périgueux Hospital
Come and visit!

It's a great place to welcome friends and family!

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

LOCAL TAXES

Taxe habitation: EUR

NOTES