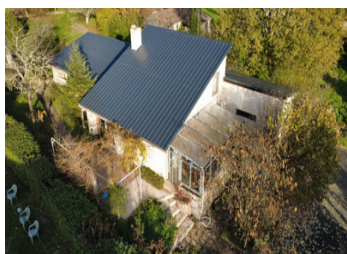


Large townhouse. Exceptional. Périgueux.



INFORMATION

Town:	Trélissac
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	180 m ²
Plot Size:	1700 m ²

IN BRIEF

In Trélissac, in a peaceful residential area, discover this rare, light-filled single-storey home.

Ideally located just a short walk from schools, shops, bus routes and the greenway, and only 5 minutes from Périgueux, it's perfectly designed for smooth, family-friendly living.

The property offers a spacious living room with fireplace, an inviting open-plan kitchen, 5 bedrooms, 2 shower rooms, 2 WC, a laundry room, a veranda and a mezzanine area.

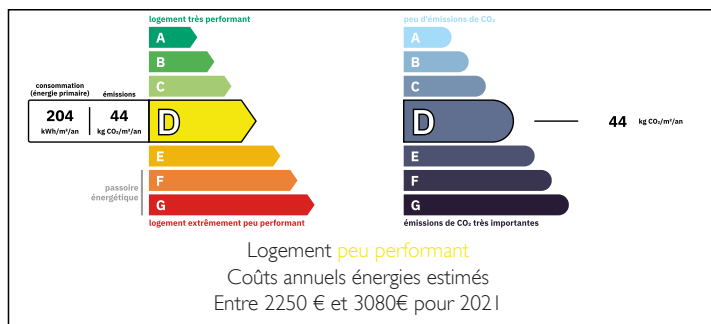
On the garden level, you'll find a double garage, workshop, boiler room and a large cellar.

Recent upgrades include new joinery, roofing and shower room. The drainage system is fully compliant.

Set on a private, unoverlooked plot with a charming countryside feel and potential for a swimming pool, this home strikes the ideal balance between nature, space and convenience.

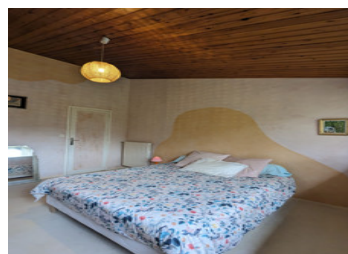
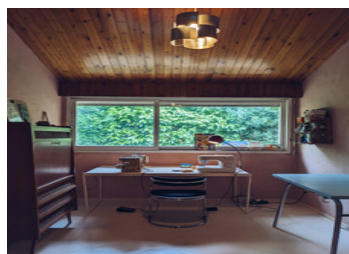
A genuine opportunity for anyone seeking comfort,

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

The house is set in the middle of a wooded plot, enclosed by a wooden gate.

At the entrance, you go up five or six steps to reach the large three-panel front door. Inside, a hallway leads to the 10 m² open-plan kitchen and the 32 m² living and dining room.

There are five bedrooms ranging from 12 to 15 m², a bathroom, a 4.5 m² shower room, a WC and a laundry room.

Above the living room is a 21 m² mezzanine, currently used as a library and TV room.

The house also features a large south-facing veranda of around 20 m², a double garage of approximately 32 m² and a large semi-buried basement of about 70 m².

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

LOCAL TAXES

Taxe foncière: 2900 EUR

Taxe habitation: EUR

NOTES