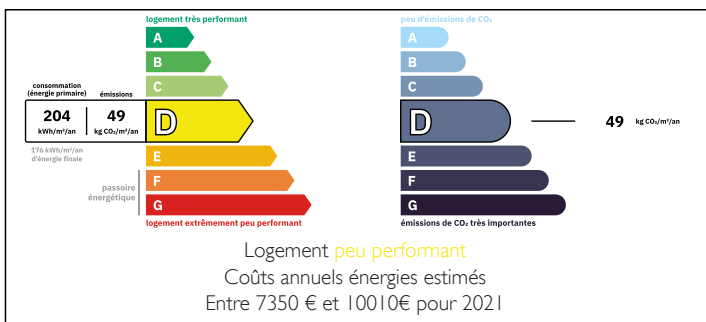


Exceptional property on the outskirts of Périgueux offering character and high-quality renovation!



ENERGY - DPE



INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	4
Bath:	4
Floor:	320 m2
Plot Size:	6000 m2

IN BRIEF

Come and discover this exceptional property on the outskirts of the capital of Périgord, offering character and noble materials, perfectly renovated and never lived in!

You will be charmed by the richness of this property and in particular by its typical local architecture, the first stones of which were laid in the 16th century!

All areas have been completely refurbished with high-quality materials.

In particular, the floors are made of genuine LIMEYRAT stone, under which a latest-generation underfloor heating system has been installed.

A new bleached oak frame adds obvious character, fully restored exposed stone walls, a new roof, all modern comforts with 4 bedrooms and 4 state-of-the-art bathrooms, restored and preserved living rooms and fireplaces, a kitchen and scullery with professional equipment, aluminium joinery, set

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.



NOTES

DESCRIPTION

House with 320 m² of living space + 170 m² of convertible space + 108 m² annex.

Two beautifully restored living rooms with high-quality materials.

Four bedrooms, including three master suites with new shower rooms.

One magnificent bathroom with walk-in shower and spa bath.

1 large study/bedroom.

1 open-plan fitted kitchen with access to the terrace.

1 utility room with professional equipment.

1 magnificent bread oven overlooked by a mezzanine.

1 other spacious mezzanine.

1 dressing room.

1 wine cellar.

1 pantry.

1 laundry room.

1 boiler room.

7 toilets.

1 area of 170 m² to be developed.

1 annex of 108 m²

6,000 m² wooded grounds + possibility of acquiring an additional 3,000 m²

Underfloor heating on the ground floor and first floor, latest generation low-temperature condensing boiler, standard sanitation, electric roller shutters, aluminium windows, 8 oak doors with 3-point locks, videophone.

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