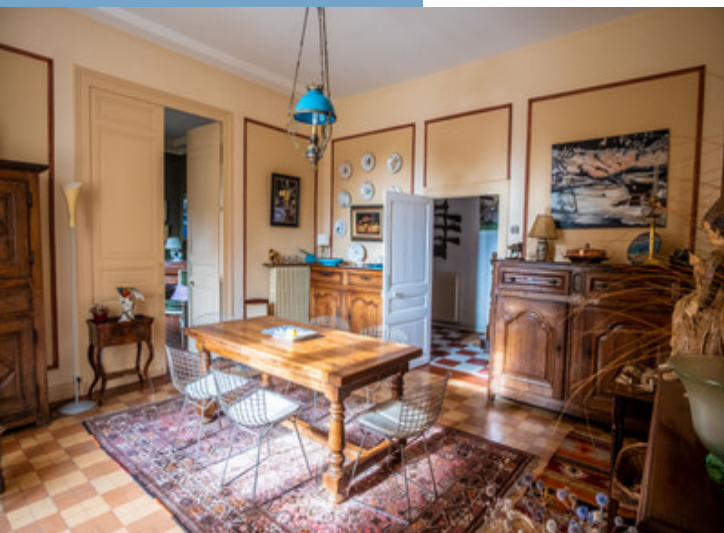




MAISON DE MAÎTRE FROM 1860, OUTBUILDING  
AND SWIMMING POOL IN GROUNDS OF 3  
HECTARES, 5 MN TO PÉRIGUEUX.



MAISON DE MAÎTRE FROM  
1860, OUTBUILDING AND  
SWIMMING POOL IN  
GROUNDS OF 3  
HECTARES, 5 MN TO  
PÉRIGU...



PROPERTY FACT FILE	
REFERENCE	A11534
PRICE	€ 415,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	200 m²
LAND	30000 m²
TOWN	Périgueux
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Other Drainage, Barns - outbuildings, Detached
*Price based on current exchange rate which is subject to change	





- Authentic property
- Potential for cottages
- Close to town of Périgueux
- Park with trees and not overlooked
- New heat pump

MAISON DE MAÎTRE FROM  
1860, OUTBUILDING AND  
SWIMMING POOL IN  
GROUNDS OF 3  
HECTARES, 5 MN TO  
PÉRIGU...

Ref : AI 1534

This authentic Maison de Maître is in a dominant position not far from Périgueux. A family house, it is richly decorated, with its reception room, its dining room, and its kitchen.

Four beautiful bedrooms, bathroom, with original parquet floor.

The house enjoys a beautiful private park of three hectares in a

## DESCRIPTIF

Ground floor:

Entrance hall and its original wooden staircase, a double living room of 25 m2 and the dining room of 26 m2, exposed beams, large French windows overlooking the garden, an authentic kitchen of 23 m2 with exposed beams and a working, old open fireplace

On the first floor : 4 beautiful bedrooms of 16 m2 and one of 23 m2 with its toilet, with sisal floor carpet. Corridor with original parquet.

The 2nd floor is convertible on 90 m2 for 2 additional bedrooms or playroom.

Exterior:

A swimming pool of 11 X4 with a heating cover.

Well.

Stone outbuilding with large attic - garage - large lean-to on the back - boiler room and house.

Amenities

Supermarket and market at 3 km

Limoges airport 78 km

Périgueux train station 3 km

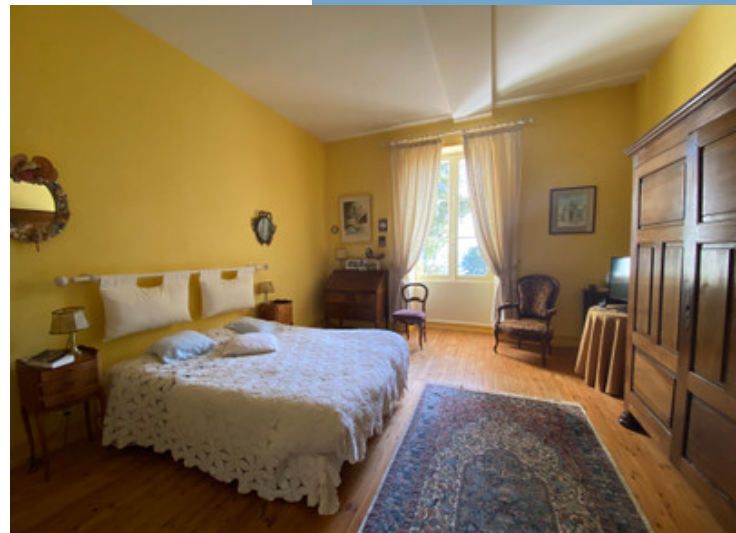
-----

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

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/AI1534>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

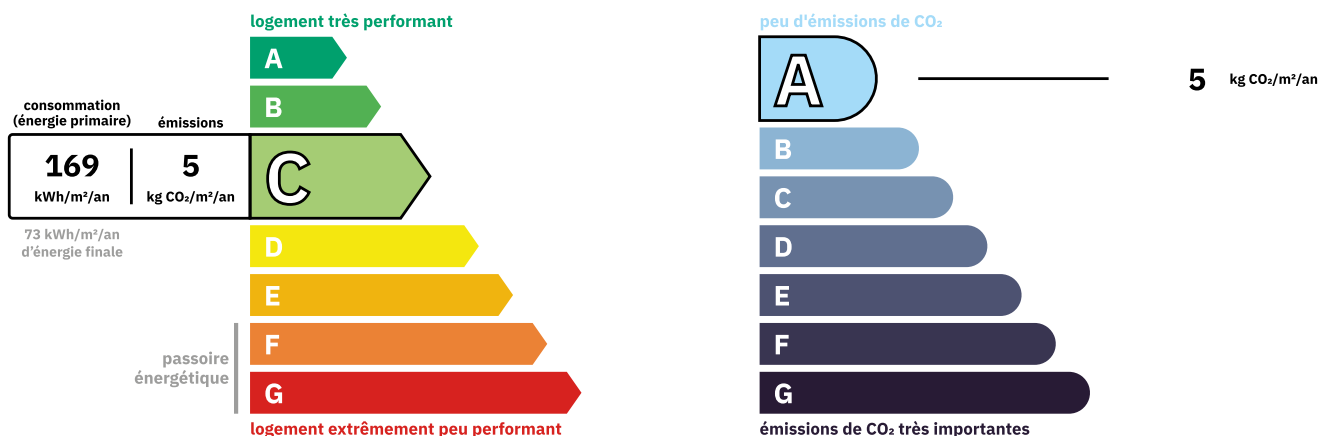
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

MAISON DE MAÎTRE FROM  
1860, OUTBUILDING AND  
SWIMMING POOL IN  
GROUNDS OF 3 HECTARES, 5  
MN TO PÉRIGU...

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

Ref : AI I534

## ENERGIE-DPE



Property **Moderately efficient**  
Estimated annual energy costs  
between 2540 € and 3500€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : AI I534  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)