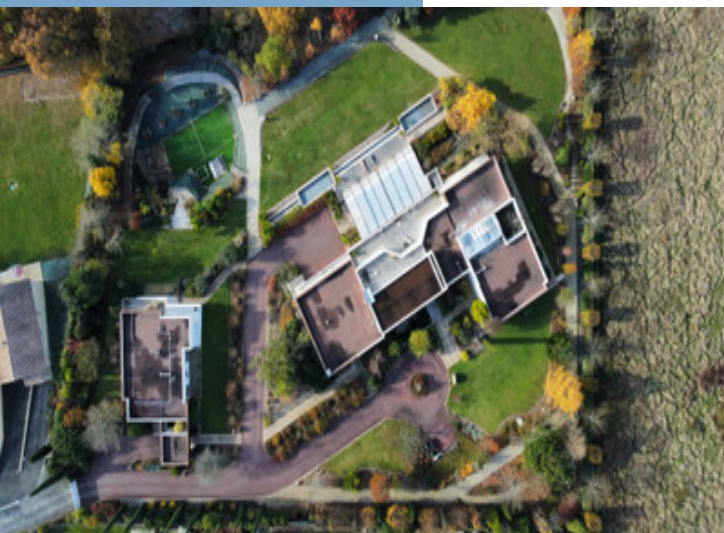




EXCEPTIONAL PROPERTY IN THE PERIGORD



PROPERTY FACT FILE	
REFERENCE	A10153
PRICE	€ 1,730,000 £ 1,447,751* <small>*agency fees to be paid by the seller</small>
BEDROOM	7
BATHROOM	6
ACCOMMODATION	740 m ²
LAND	9222 m ²
TOWN	Périgueux
DEPARTMENT	Dordogne
LOCATION	0-2KM to amenities
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Mains Drains, Garage, High speed internet
<small>*Price based on current exchange rate which is subject to change</small>	



- Architect's House
- Unique
- Large wooded park
- Heated indoor swimming pool
- Capital of Périgord

EXCEPTIONAL PROPERTY
IN THE PERIGORD...

Ref : A10153

Lifestyle!

The richness of the Périgord region combined with comfort and modernity, a must-have in Périgueux-city!

DESCRIPTIF

Main house 600 m2.

- 1 very beautiful, light and airy entrance hall offering large, spacious rooms with glass ceilings.

Left wing of the property

- 1 large lounge/living room of 64 m2 with wall-mounted wood burner on both sides of the lounge/dining room
- 1 dining room of 32 m2
- 1 large professional kitchen
- 1 storeroom
- 1 utility room

Right-hand entrance

- 1 office
- 1 linen room
- 1 shower room
- 1 wc
- 1 beautiful staircase

Night space

- 1 magnificent central conservatory with cathedral glass roof
- 1 41 m2 master suite with glazed bathroom opening onto bedroom and large balneotherapy bath, wc, dressing room, terrace
- 2 guest suites, each 48 m2 with en-suite bathroom, wc, dressing room and terrace
- 1 guest bedroom, terrace
- 1 separate entrance

1st floor

- 1 large through room with glass floor and library
- 1 large terrace

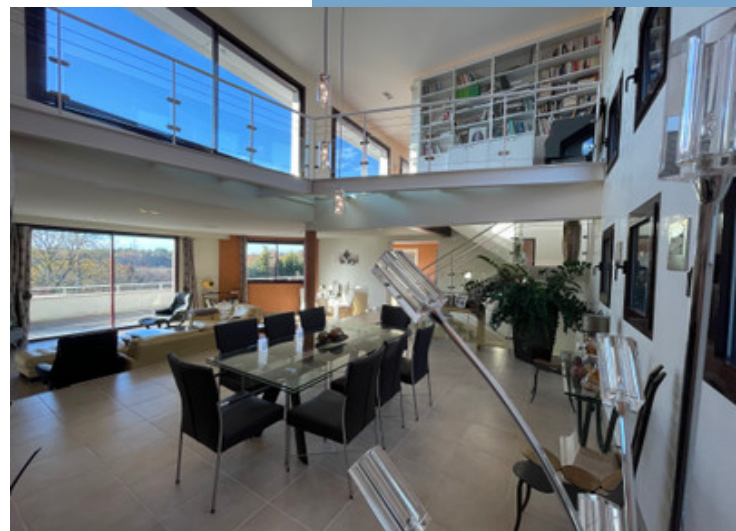
Garden level

- 1 magnificent balneotherapy area with a 12x6 metre heated indoor swimming pool
- 1 sports room

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A10153>

COMPLETE FILE AND PHOTO ON REQUEST

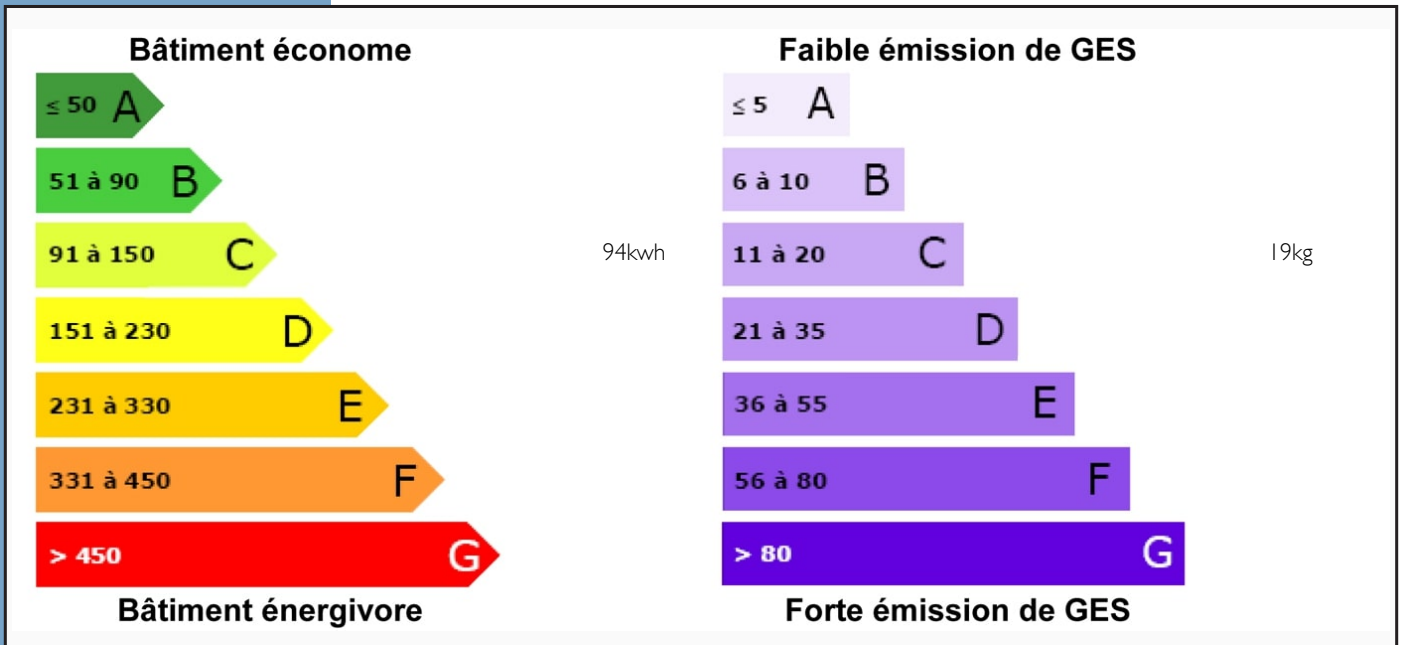


LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

Ref : AI0153

ENERGIE-DPE



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 : AI0153
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: 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