



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

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PROPERTY FACT FILE	
REFERENCE	AI1534
PRICE	€ 568,000 £ 472,991* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	2
ACCOMMODATION	200 m <sup>2</sup>
LAND	30000 m <sup>2</sup>
TOWN	Périgueux
DEPARTMENT	Dordogne
LOCATION	Close to golf course
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Other Drainage, Barns - outbuildings, Detached
<small>*Price based on current exchange rate which is subject to change</small>	



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

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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 m<sup>2</sup> and the dining room of 26 m<sup>2</sup>, exposed beams, large French windows overlooking the garden, an authentic kitchen of 23 m<sup>2</sup> with exposed beams and a working, old open fireplace

On the first floor : 4 beautiful bedrooms of 16 m<sup>2</sup> and one of 23 m<sup>2</sup> with its toilet, with sisal floor carpet. Corridor with original parquet.

The 2nd floor is convertible on 90 m<sup>2</sup> 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

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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



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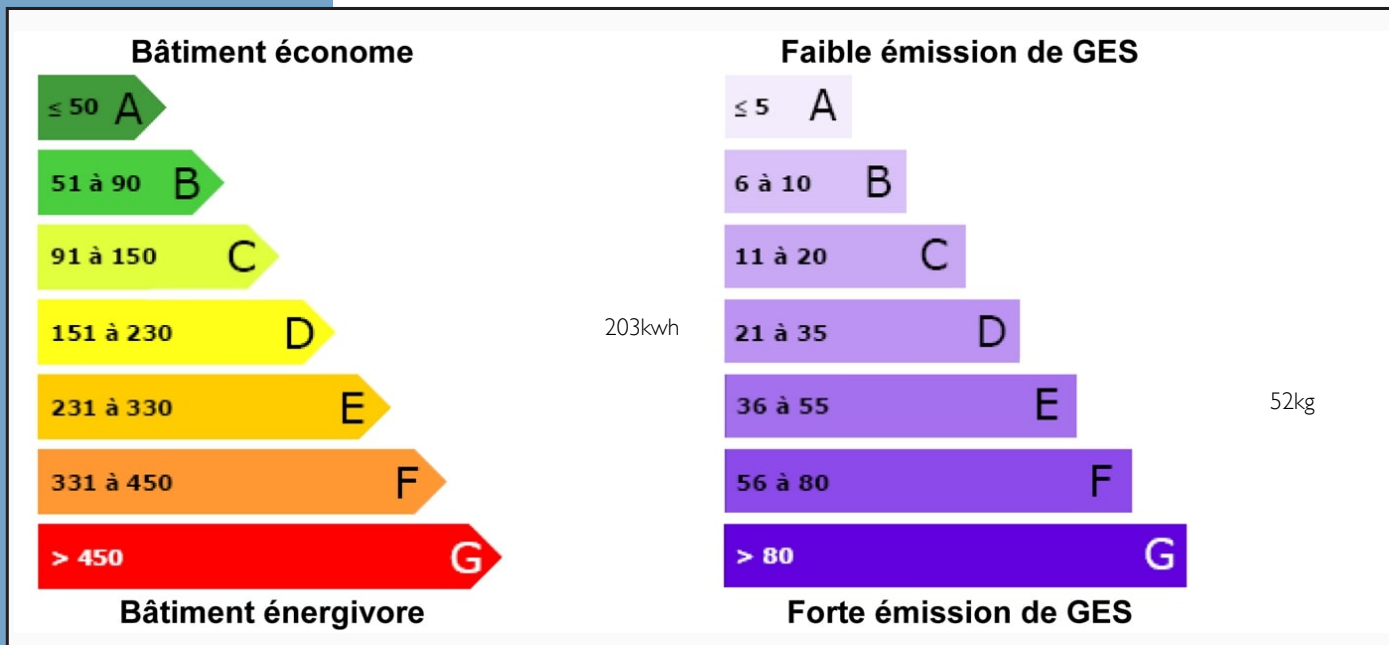
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## ENERGIE-DPE



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## CONTACT

Réf : AI 1534  
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AND PHOTOS  
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