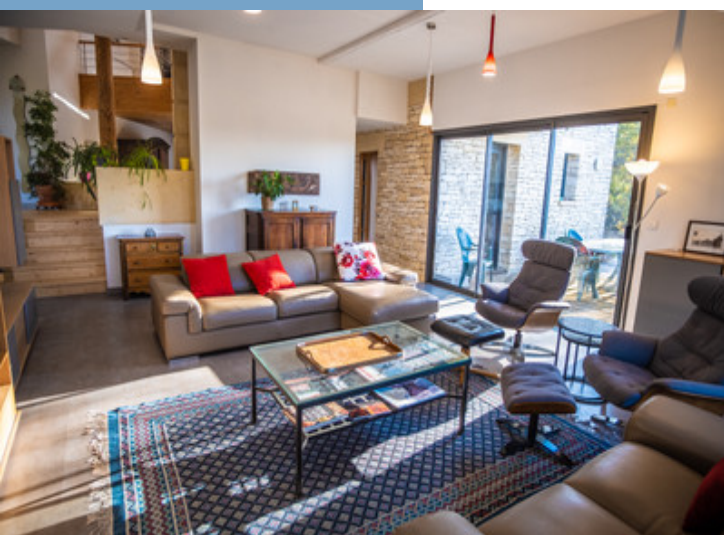




## ARCHITECT-DESIGNED VILLA CLOSE TO THE FOREST ON THE OUTSKIRTS OF PÉRIGUEUX.



ARCHITECT-DESIGNED  
VILLA CLOSE TO THE  
FOREST ON THE  
OUTSKIRTS OF  
PÉRIGUEUX....



PROPERTY FACT FILE	
REFERENCE	A17389
PRICE	€ 775,000 £ 662,920* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	3
ACCOMMODATION	260 m²
LAND	4539 m²
TOWN	Périgueux
DEPARTMENT	Dordogne
LOCATION	Close to golf course
TYPE	Villa
CONDITION	Excellent condition
FEATURES	Electricity on site, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- Architect-designed villa
- High quality materials
- Combining functionality, modernity
- 4 rooms - 3 bathrooms
- Easy access to all amenities

ARCHITECT-DESIGNED  
VILLA CLOSE TO THE  
FOREST ON THE  
OUTSKIRTS OF  
PÉRIGUEUX....

Ref : A17389

In a quiet setting, this uniquely designed house built in 2006 is located in the centre of its 4539 m2 plot very close to a large state forest. In a contemporary style with its square tower, the house is bright with many terraces, one on the living room side and one on the conservatory side for the view. There are two bedrooms of 13,35 m2

## DESCRIPTIF

Large contemporary house in the middle of nature on a plot of 4.539 m2 including a wooded area overlooking an ocean of greenery for hiking, biking or running.

The house of 260 m2 looks like a boat with its central farmhouse sailing on the varied colors of the forest - a luxury liner, let's go for a great expedition,

Its different levels

the lower part with a 42 m2 living room - 32 m2 dining room open to a veranda with a clear view of the forest.

the modern kitchen of 16 m2 located in the central tower, like a cock-pit overlooking the outdoor terraces,

On the second floor, three bedrooms and a bathroom, including a master suite with a large bathroom.

The master suite is: 15 m2 bathroom m2 7.63 WC 1.43 m2-

Bedroom 2: 12.65 m2

Bedroom 3: 13.35 m2

Bedroom 4 : 15,60

On the upper deck, a large mezzanine and a bedroom with its shower room.

On the ground floor a large office 17.80 m2, the captain's cabin, a large laundry room and numerous storage outbuildings.

Canadian well for air conditioning and heating,

Property of great quality, with top-of-the-range services, stone of Excideuil, concrete block barbotine, wood

Get ready to set sail on this beautiful ship for many wonderful family moments.

It is located at approximately 5 km its shops of proximity,

Shopping center of Trélissac

Bergerac airport 66km

Brive airport 50km

Périgueux center 8 km

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A17389>

COMPLETE FILE AND PHOTO ON REQUEST



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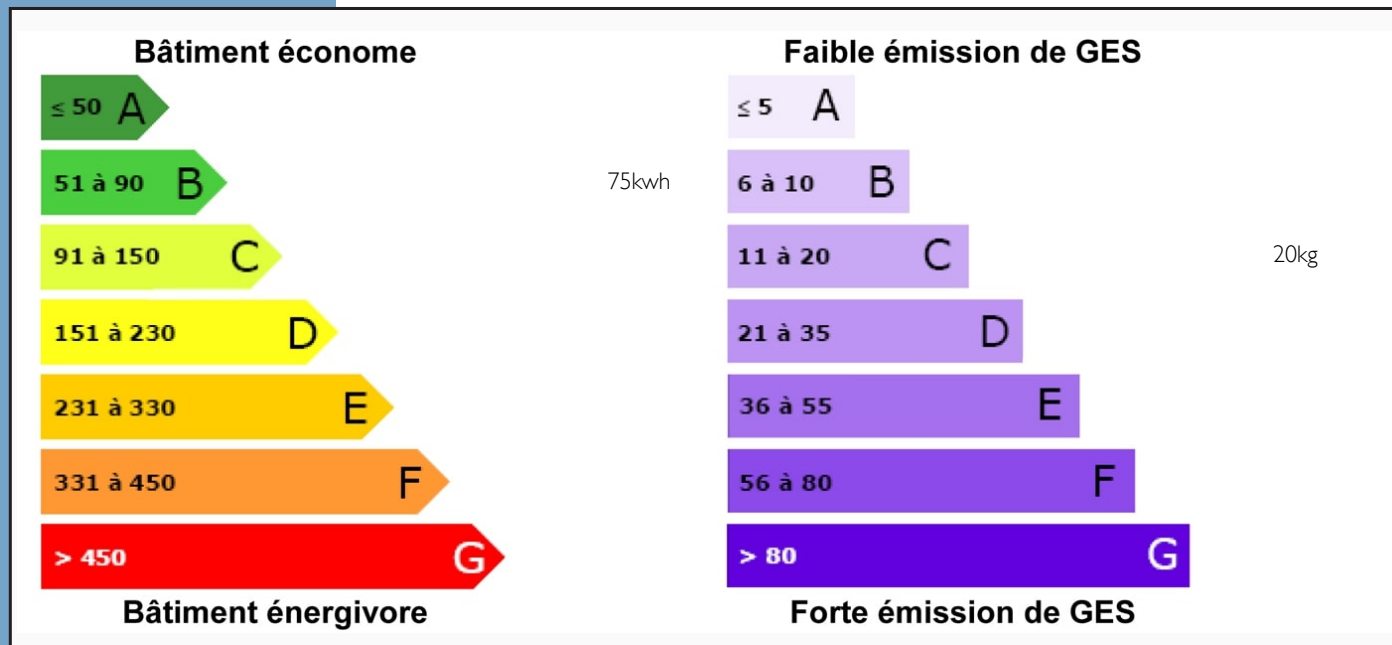


ARCHITECT-DESIGNED VILLA  
CLOSE TO THE FOREST ON  
THE OUTSKIRTS OF  
PÉRIGUEUX...

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

Ref : AI7389

## ENERGIE-DPE



## NOTICE

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

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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 : AI7389  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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