





# EXCEPTIONAL PROPERTY IN THE PERIGORD

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EXCEPTIONAL PROPERTY IN THE PERIGORD...





### PROPERTY FACT FILE

REFERENCE	A10153
PRICE	€ 1,730,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	6
ACCOMMODATION	740 m <sup>2</sup>
LAND	9222 m²
TOWN	Périgueux
DEPARTMENT	
LOCATION	0-2KM to amenities
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Mains Drains, Garage, High speed internet
*Price based on current exchange rate which is subject to change	





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

#### Lifestyle!

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

## DESCRIPTIF

#### Main house 600 m2.

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

Left wing of the property

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

Right-hand entrance

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

Night space

- I magnificent central conservatory with cathedral glass roof

- | 4| 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
- I guest bedroom, terrace
- I separate entrance

l st floor

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

Garden level

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

More Online :

https://leggettprestige.com/luxury-property-for-sale/view/A10153 <u>COMPLETE FILE AND PHOTO ON REQUEST</u> EXCEPTIONAL PROPERTY IN THE PERIGORD...

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

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### **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 :A10153 FILE COMPLETE AND PHOTOS ON REQUEST



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