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Town house with a garden near Périgueux

Vésone , Dordogne , Nouvelle Aquitaine



€660,000

inc. of agency fees

5 Beds 3 Baths 216.5 sqm 244 sqm

Discover this town house of the early 20th century near Périgueux, offering a quality living environment, without nuisance, with all amenities accessible on foot. A rare opportunity!

At a Glance

Reference MFH-IJLJ6PC

Bed 5

Land 244 sqm

Near to Périgueux

Bath 3

Pool Yes

Price €660,000

Hab.Space 216.5 sqm

Land Tax N/A

Property Description

This townhouse is located in the popular Vésone district and features a living area of approximately 220 sqm, a landscaped garden, and an old pool. The property offers a beautiful living room facing west, a quiet and bright atmosphere, an entrance hall with stained glass windows, a fitted kitchen, and a fireplace in the living room.

The first level includes a bedroom, dressing room, bathroom, toilet, and a small living room or additional bedroom. The upper level consists of three bedrooms, a bathroom, and a toilet. Additionally, there is a semi-underground basement with a bedroom, bathroom, and toilet that can function as an independent studio with access to the garden.

The Accommodation

The ground floor

- 41 sqm - Living room open on rear garden, bay windows, fireplace
- 6,50 sqm - Entrance hall, large cupboard/wardrobe
- 4 sqm - Corridor, cupboard
- 2,20 sqm - WC, washbasin
- 11,50 sqm - Kitchen, window on the street side
- 6 sqm - Landing, departure staircase

The first floor

- 26 sqm - Garden room, cupboard/wardrobe
- 3,50 sqm - Corridor, cupboard (private room)
- 1,90 sqm - WC (private room)
- 7,80 sqm - Bathroom, bath, shower cubicle, heated towel rail, 2 sinks, French window on street side balcony
- 16,40 sqm - Bedroom or small living room, 2 windows facing the street
- 3 sqm - Landing, cupboard

The second floor

- 12,90 sqm - Room side street, cupboard, window
- 16 sqm - Room side street, cupboard, window
- 13 sqm - Bedroom on the garden side, cupboard, window
- 6 sqm - Bathroom, bath, 2 sinks, velux
- 2,30 sqm - WC
- 5,50 sqm - Landing

The basement level

- 31 sqm - Bedroom/Studio with shower room and WC (sanibroyeur), independent door to rear garden

Environment & Surroundings

Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓

And Before You Ask

Exposure:	East
Condition:	Good general condition
Heating System:	Central heating (gas)
Drainage:	Connected to mains town system
Gas Supply:	Mains town
Property Tax:	€2009.00

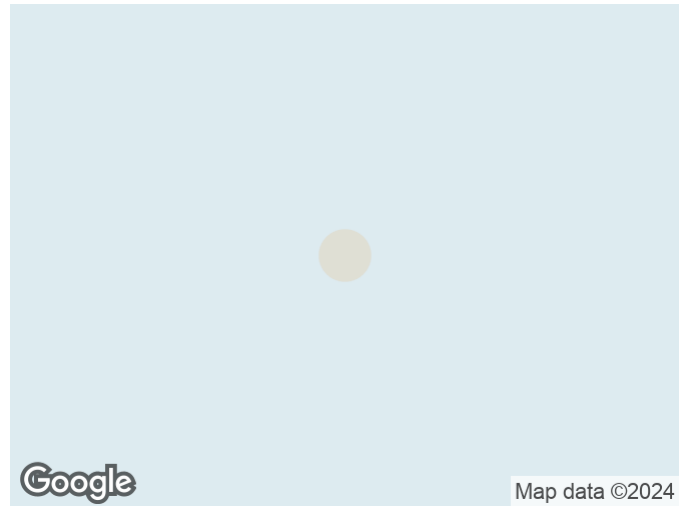
Summary

Property type:	Town house
Bedrooms:	5
Bathrooms	3
Price	€660,000

Key Information

Year Built:	1910
Internal Area:	216.5 sqm
Land Area:	244 sqm
Floor:	3
Number of Fireplaces:	1
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes

Location: Nouvelle Aquitaine



Gallery







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S. and L. BROWN



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