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Prestigious townhouse with a garden near amenities

Périgueux , Dordogne , Nouvelle Aquitaine



€626,000

inc. of agency fees

4 Beds 4 Baths 266 sqm 285 sqm

This townhouse is situated in the city center of Périgueux, ideal for a large family with a charming garden and close to amenities.

At a Glance

Reference	MFH-IJLL6PL	Near to	Périgueux	Price	€626,000
Bed	4	Bath	4	Hab.Space	266 sqm
Land	285 sqm	Pool	No	Land Tax	N/A

Property Description

This magnificent and prestigious townhouse is located in a popular area of the city centre of Périgueux. The property is ideal for a large family, it comes with a charming garden and is close to all amenities and services.

Offering 266 sq.m of total living space, this townhouse oozes character, thanks to its ceilings, vast oak staircase, moldings, and authentic floors. The property is spread over three levels. The ground floor features a spacious living room, a bright, superb independent kitchen, and a practical pantry.

Upstairs, you'll find a bright room of about 33 sq.m, two master bedrooms with dressing rooms and adjoining bathrooms, a laundry room, and a toilet. The top floor includes an elegant room of 26 sq.m, two bedrooms, a bathroom, an office, and a toilet. The amenities include reversible air conditioning, gas heating, and a stove. Each floor is equipped with an intercom, and an electric gate provides added security.

Outside, the charming garden is about 150 sq.m, and there are cellars of 35 sq.m. You will enjoy unobstructed views and no direct views or overlooking from neighbors. Additionally, the property comes with a 1-bedroom flat of 31 sq.m that is attached to the building but is totally independent (with an entrance on another street). This flat is currently rented furnished with a flexible lease.

The Accommodation

The ground floor

- 54 sqm - Living room/ height under ceiling
- 19 sqm - Independent kitchen
- 5 sqm - Cellar
- 9 sqm - Entrance hall

The first floor

- 33 sqm - Living room/ air conditioning
- 8,50 sqm - Laundry water point
- 2 sqm - WC independent
- 12,50 sqm - Bedroom 1 with its own shower room
- 19 sqm - Bedroom 2 master bathroom dressing room
- 7 sqm - Landing clearance

The second floor

- 27 sqm - Living room 3
- 1 sqm - independent toilet
- 2 sqm - Closet clearance
- 10,50 sqm - Bedroom 3
- 10.50 - Dressing
- 3 sqm - Shower room
- 6 sqm - Office
- 9 sqm - Bedroom 4

Environment & Surroundings

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

And Before You Ask

Condition:	Very good
Heating System:	Central heating (gas)
Drainage:	Connected to mains town system
Gas Supply:	Mains town
Property Tax:	€3000.00

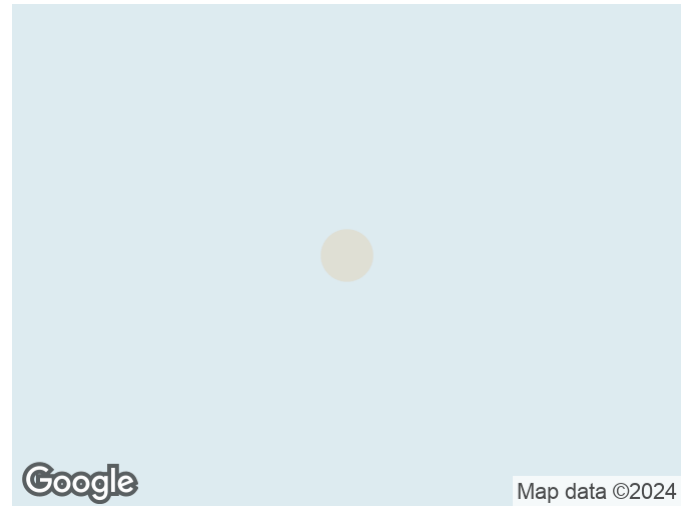
Summary

Property type:	Town house
Bedrooms:	4
Bathrooms	4
Price	€626,000

Key Information

Internal Area:	266 sqm
Land Area:	285 sqm
Floor:	3
How many Outbuildings:	1
Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Has Air Conditioning?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes

Location: Nouvelle Aquitaine



Gallery









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