



## listing



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 1,373,422.49

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Périgueux  
Posted: Oct 08, 2025

### Description:

A magnificent bourgeoise property offering luxurious living accomodation, right in the centre of an historic cathedral town. Dating from 1870, there is a rich display of period features throughout, all tastefully restored and in pristine condition. With a total of 11 bedrooms and 10 newly-installed bathrooms this property offers a wealth of commercial and also private use opportunities. Key features include an energy-efficient heat pump that provides fully centralised climate control, a magnificent fitted kitchen and even a gymnasium! Aside from the 8 bedrooms in the main house, there's a newly-constructed owner's annexe with a further bedrooms, ample living space and private garden area. Sitting securely behind a walled perimeter on all sides, an elegant stone staircase leads through to an impressive entrance hall with period light fixtures and a flawless patterned stone floor. Immediately off to the right, is a good-sized office/reception-room with built-in storage space. There are separate entrances to three opulent reception rooms. These include a fully-equipped modern kitchen with a newly-installed island workstation. There is a welcoming snack/bar area to one end of kitchen and ample storage. A double aspect dining room flows from the kitchen with decorative marble fireplace and offering ample seating capacity for all guests. Lastly, there's a magnificent wood-paneled lounge/reading room with its own fireplace snug and pantry/kitchenette. Original parquet floors throughout, this property exudes charm and the finest quality materials. Up the grand staircase there are potentially 8 luxury suites on the two upper floors, all good sized and with new bathrooms. Some minor works are required in order to bring into service the top floor rooms, however this should not detract from the commercial appeal. The property is fully alarmed, centrally climate-controlled and fully double-glazed. From the main entrance level, authentic stone stairs lead to the basement which boasts a sumptuous gym with comfy relaxation area, along with a laundry, commercial-grade air source heat pump, wine cellar, store-room and a



substantially-completed steam-room with changing-room and toilets. With easy communication on three levels, the recently added architect-designed owners' accommodation offers a large double-aspect fitted kitchen and larder, living-room, two bathrooms and three bedrooms, each with a cosy mezzanine. Outside the mature gardens are separated into two areas, allowing a private terrace for the owners completely independent of the guests. Securely walled on all sides with electronic security, this luxurious property also includes a modern heated swimming pool and off-street parking for two cars. Special features include - modern energy-efficient climate control to all four floors, powered fire and smoke alarms, camera security and sound-proof specification double-glazing. Given its central location within the historic centre of Perigueux, this luxury property offers a compelling proposition. Hurry to book your visit!

### **Common**

Bedrooms:	10
Bathrooms:	11
Finished sq. ft.:	558 sq m
Lot Size:	525 sq m

### **Building details**

Outdoor Amenities:	Pool
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### **Lease terms**

Date Available:

### **Additional information**

Website URL:	<a href="http://www.arkadia.com/MLSM-T9000/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/MLSM-T9000/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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### **Contact information**

IMLIX ID:	bvi58757
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