



## Atypical 140 sqm House Prime Location Near the City Center



### 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 234,697.62

### Location

Country: France  
 State/Region/Province: Nouvelle-Aquitaine  
 City: Périgueux  
 ZIP code: 24000  
 Posted: Mar 18, 2026

### Description:

Ideally located in the immediate vicinity of the city center and the greenway, this 140 sq m (1,507 sq ft) house offers a desirable living environment and significant potential for expansion. The house comprises four bedrooms, a bathroom with a shower and bathtub, three toilets, and three additional water points that could easily be converted into shower rooms. The living and dining rooms offer generous proportions and a smooth flow. The separate kitchen, complete with a pantry and office area, provides functionality and everyday comfort. The current layout allows for the creation of two separate apartments, offering an attractive opportunity for a rental project, shared accommodation, a professional activity, or a property investment. Outside, a pleasant little courtyard completes the property. Two private parking spaces are a rare advantage so close to the city center. Heating is provided by mains gas. Its strategic location provides quick access to shops, schools, and services, while also benefiting from the immediate proximity of the greenway. A property with character, versatile and ideally located, suitable for both a primary residence and an investment project. Information on the risks to which this property is exposed is available on the Georisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Condition: Good

### Common

Bedrooms: 4  
 Bathrooms: 1  
 Finished sq. ft.: 140 sq m



Lot Size: 40 sq m

### Room details

Total rooms: 6  
Indoor Features: Fitted kitchen

### Utility details

Heating Fuel: Gas

### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 141

### Building details

Parking: Yes  
Number of Floors: 1

### Lease terms

Date Available:

### Additional information

Website URL: [http://www.arkadia.com/TXNV-T29773/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T29773/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: FBD310A11A1B4B2B

