

3-bedroom house on full basement with garage. Breathtaking countryside views from the conservatory. Garden.



INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	143 m2
Plot Size:	1892 m2

IN BRIEF

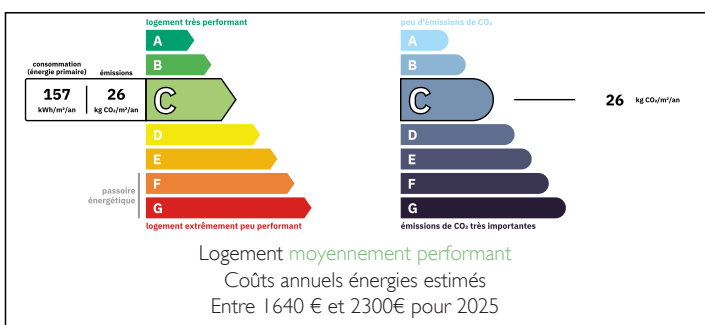
Light-filled, through-plan house - breathtaking views over the countryside on the east side of the veranda and swimming pool area on the west side.

House 115 m2 - lounge-dining room and closed kitchen - 3 bedrooms - large shower room and wc - in the basement large room and double garage - swimming pool - garden

Land of 1892 m² planted with olive-palm-banana-pine trees



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 2487 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

House 115 m² -

living-dining room 35.96 m²

closed kitchen 14 m²

storeroom 4.62 m²

1 bedroom with built-in wardrobes of 13.60 m²

2 bedroom with built-in wardrobes 11.56 m²

3 bedroom with built-in wardrobes 11.56 m²

large shower room 7.66 m²

Very recent 28 m² enclosed veranda with aluminium roller shutters on the EAST side, with stone floor / temperature change

Full basement

Double garage

Large insulated room - used as a utility room and could be converted into a studio - French windows on garden level.

Outbuilding of 40 m² in small wooden house to convert into living space

Beautiful garden with trees: large cherry tree, palm trees, banana trees and pine trees.

Oil-fired heating

Water softener and possibility of keeping the osmosis system for the kitchen water

Enclosed garden with automatic gateHouse 143 m²

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veranda

Full basement

Double garage