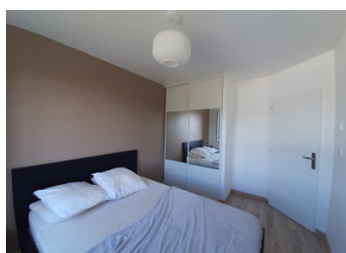


4-bedroom single-storey house with garage and bioclimatic pergola. Heat pump. Fenced garden. Near Périgueux.



INFORMATION

Town:	Bassillac et Auberoche
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	109 m2
Plot Size:	871 m2



IN BRIEF

On the outskirts of Périgueux, in a sought-after area, attractive single-storey house with no work required.

It is built on a plot of more than 800m2, enclosed and planted with trees, with an electric gate.

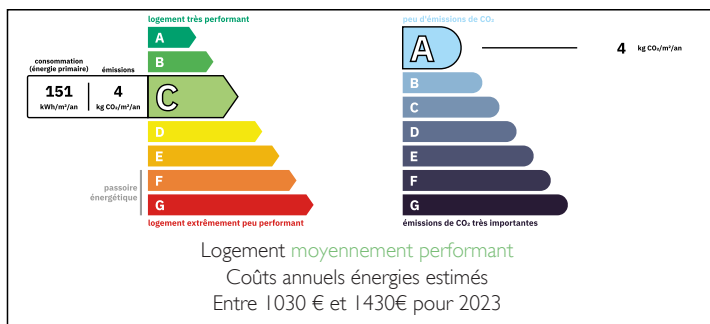
It comprises an entrance hall opening onto a bright living room with TV area and large open-plan fitted kitchen with adjoining pantry/laundry room.

There are 4 bedrooms, 1 of which is a master suite with dressing room and shower room, and a bathroom.

The living room opens onto a large, brand-new bioclimatic pergola for enjoying the garden. A large garage completes the property.

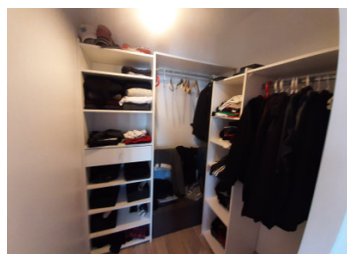
Underfloor heating with heat pump and thermostat, double glazing and electric blinds.

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.



DESCRIPTION

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Underfloor heating with heat pump and thermostat, double glazing and electric blinds.

All you have to do is put down your suitcases ...

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1066 EUR

Taxe habitation: EUR

NOTES