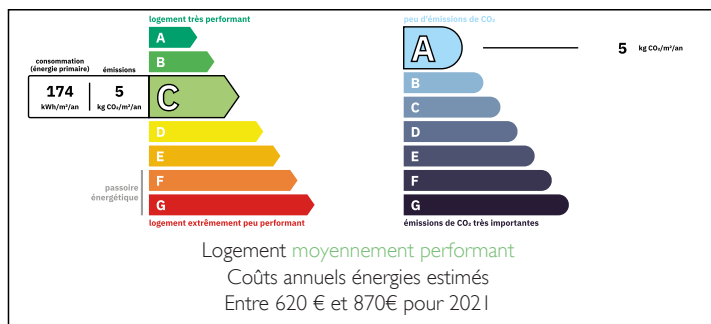


N 7 : Appartement F3 with big terrace.



## ENERGY - DPE



## INFORMATION

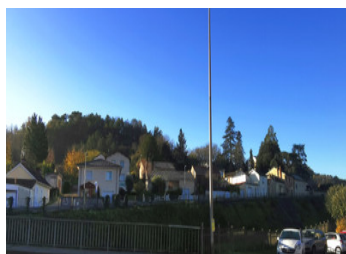
Town:	Périgueux
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	80 m2
Outside Space:	65 m2

## IN BRIEF

Located in Périgueux in the St Georges district, F3 with large terrace, rented with a 3-year lease valid until April 2025. Private terrace. Located on the 1st floor. This building was completely renovated in 2010 and is still being maintained. No work required. Individual electricity, mains drainage. First floor. Open kitchen and shower room. Close to town center and amenities. Bike room in shared cellar. Fiber optics. Condominium charges approx. 131 €/year. The current monthly rent for this apartment is €725, plus approximately €11 per month in condominium charges.

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

Building for sale in its entirety or in lots of one or more flats: 2 F1, 3 F2, 3 F3 with terrace or garden from 63000€ to 138000€ depending on the flat and surface area. Voluntary managing agent. Separate meters, no gas, electric heating, parking in front of the building.

Entrance hall, 35 m<sup>2</sup> living room with fitted kitchen and 2 bedrooms of approx. 11 m<sup>2</sup>, WC, and a 4 m<sup>2</sup> study. Cupboards. Private 60 m<sup>2</sup> terrace.

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Co-owned building of 9 units  
Provisional annual charges: 131€

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES