

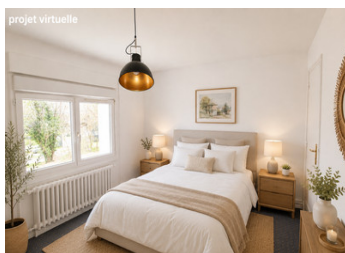
SAINT ASTIER: 2-bedroom house 4 minutes from town center. Ideal 1st purchase.



EXCLUSIVE

## INFORMATION

Town:	Saint-Astier
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	66 m <sup>2</sup>
Plot Size:	568 m <sup>2</sup>



## IN BRIEF

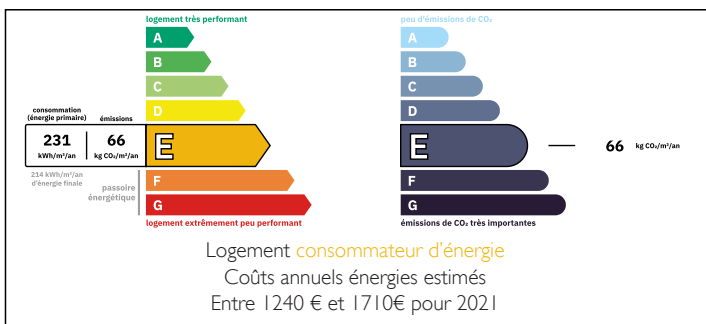
House 4 minutes by car from Saint Astier town center and 10 minutes by bike.

2-storey house on 173 m<sup>2</sup> fully fenced plot with terrace comprising :

- First floor: 1 fitted kitchen opening onto a living/dining room and leading to 1 boiler/laundry room.

Upstairs: 2 bedrooms with shower room and 1 WC. 1 detached garage on 395 m<sup>2</sup> non-adjoining plot.

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



## NOTES