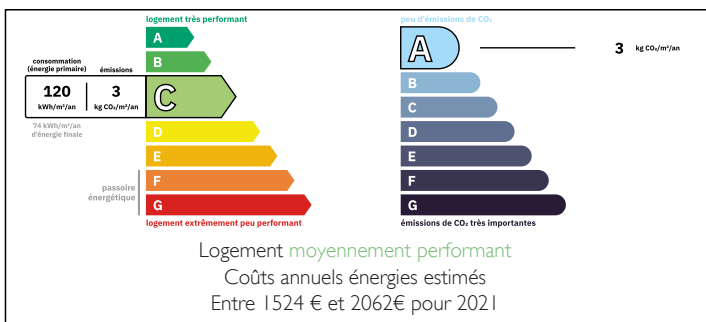


Renovated house with large garden near Périgueux



ENERGY - DPE



INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	6
Bath:	2
Floor:	250 m2
Plot Size:	8914 m2

IN BRIEF

House renovated in 2021, dating from the 70s, set in a large garden, ideally situated 5 minutes from the main shopping areas.

On the ground floor you will find : Entrance hall with cupboard, large open-plan living room with fitted kitchen and fireplace opening onto a large balcony with panoramic views, bedroom, study, 4 bedrooms, 1 bathroom, separate wc.

First floor: large fitted landing, 1 bedroom, 1 study, 1 double dressing room.

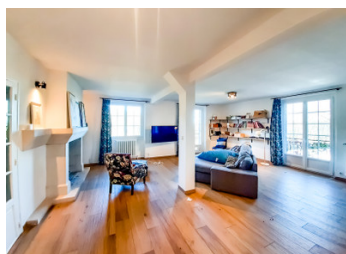
Garden level: garage, cellar, bedroom, utility room, terrace access.

2020 air/water heat pump, double glazing, wooden shed.

Beautiful house with great potential close to all

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

House renovated in 2021, dating from the 70s, set in a large garden, ideally situated 5 minutes from the main shopping areas.

On the ground floor you will find : Entrance hall with cupboard, large open-plan living room with fitted kitchen and fireplace opening onto a large balcony with panoramic views, bedroom, study, 4 bedrooms, 1 bathroom, separate wc.

First floor: large fitted landing, 1 bedroom, 1 study, 1 double dressing room.

Garden level: garage, cellar, bedroom, utility room, terrace access.

2020 air/water heat pump, double glazing, wooden shed.

Beautiful house with great potential close to all amenities.

Translated with DeepL.com (free version)

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

LOCAL TAXES

Taxe foncière: 1700 EUR

Taxe habitation: EUR

NOTES