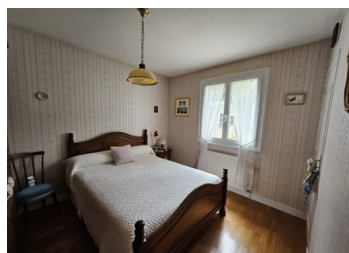


ideally located



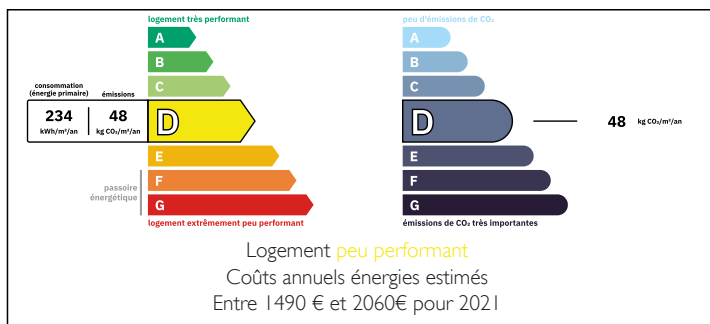
INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	92 m2
Plot Size:	350 m2

IN BRIEF

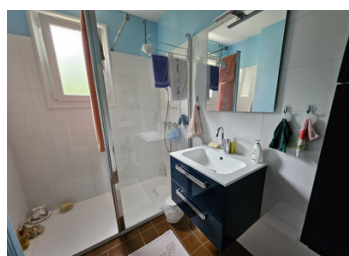
Bright town house in excellent condition, comprising an entrance hall, study, workshop and garage. 1st floor: 3 bedrooms, 1 shower room, separate wc, fitted and equipped kitchen.

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: 1480 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The house comprises :

A welcoming entrance hall that can also be used as an airlock to maintain the privacy of the living areas.

A ground floor office or bedroom: Very practical for those who prefer to avoid the stairs, whether for a master bedroom or a guest bedroom. It can also be used as an office or leisure space.

Garage and workshop: An essential space for parking your vehicle and, as a bonus, a workshop for DIYers or for storing equipment. This space can offer a host of design possibilities, depending on your needs.

This house seems spacious and well laid out, with a beautiful layout of rooms on the garden level. Here is a fuller description:

- ****Garden floor****:

- ****Fitted kitchen****: Modern and functional, the kitchen is fitted with storage and practical appliances, perfect for preparing meals overlooking the garden.

- **Dining room****: A bright and friendly space, ideal for sharing meals with family or friends, with direct access to the outside.

****Three bedrooms****: These rooms offer enough space for a family or to accommodate guests, with the possibility of converting them into an office or games room if required.

- **Shower room****: Modern and practical, equipped with a shower. - **Separate WC****: Often very popular for added comfort and privacy.

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