



Ref: A31208DFA24 Price: 162 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (150 000 EUR without fees)

#### Building with I F3 triplex apartment and commercial premises sold free of tenants









**ENERGY - DPE** 

## INFORMATION

Town: Saint-Astier

Department: Dordogne

Bed: 2

Bath:

Floor: 74 m<sup>2</sup>

Plot Size: 0 m2

## IN BRIEF

Located in Saint-Astier in Dordogne in the white Périgord

Building comprising 1 F3 triplex apartment of 74 m<sup>2</sup> and 1 commercial premises of 33 m<sup>2</sup>.

- Apartment 74 m<sup>2</sup> comprising: I entrance hall, I kitchen, I living/dining room, I bathroom, I WC and 2 bedrooms.
- Commercial premises 33 m<sup>2</sup> comprising: I store area, I storeroom and I WC.

Assets of this building:
Free of all tenants
Immediately usable
Mains drainage
Double glazing
Quiet street side apartment
Walking distance to all amenities

#### A must see!

Logement consommateur d'énergie

Coûts annuels énergies estimés

Entre 1330 € et 1830€ pour 2021

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.

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### www.frenchestateagents.com

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# **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

LOCAL TAXES		
Taxe habitation:	EUR	

NOTES