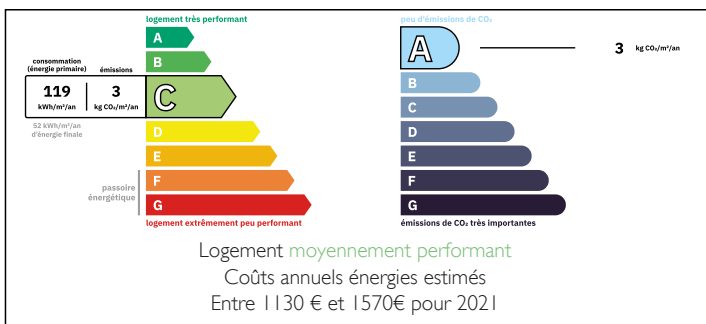


Magnificent property just a few minutes from the centre of Périgueux.



ENERGY - DPE



INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	120 m2
Plot Size:	1400 m2

IN BRIEF

GUARANTEED LOVE AT FIRST SIGHT!

Superb single-storey house, combining modernity and practicality, close to Périgueux.

House 120 m2 on 1400 m2 of fully enclosed land.
Large, beautiful living room, open-plan fitted kitchen,
4 bedrooms, beautiful bathroom with corner bath,
magnificent swimming pool, 20 m2 pool house,
beautiful garden with trees, double garage with
electric doors, tarmac drainage parking, electric gate,
water softener, reversible air conditioning, etc...

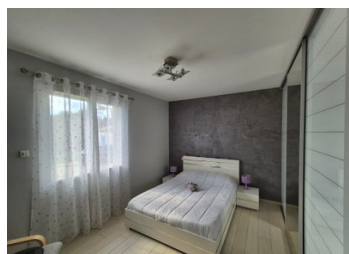
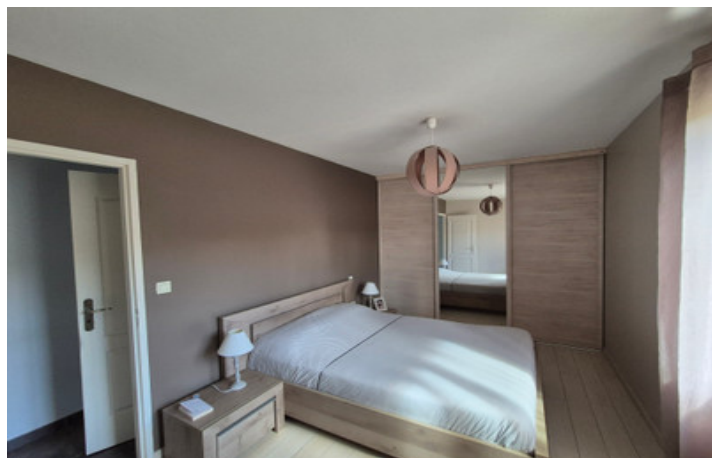
Property in exceptionally good condition, very healthy, on the outskirts of Périgueux!

A house to fall in love with!

A must-see!

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 120 m2 on one level

I large living/dining room

I kitchen

I separate sleeping area

I corridor

4 bedrooms

I bathroom

I wc

I large tiled double garage with electric doors

I swimming pool

I pool house

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

LOCAL TAXES

Taxe foncière: 1250 EUR

Taxe habitation: EUR

NOTES