

flat comprising entrance hall, living room/kitchen, bedroom, shower room.



INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	1
Bath:	1
Floor:	42 m2
Plot Size:	0 m2

IN BRIEF

Delightful 42 m2 flat comprising a living room/kitchen, shower room and bedroom in a sought-after, historic area of Périgueux's hyper-centre. Located on the 2nd floor of a small co-ownership of 3 flats, it offers an urban lifestyle while retaining all the charm of the old. Immersed in historic Périgueux with its shops, restaurants, wine cellars, cafés and daily markets in the adjacent squares, it will win you over with its south-facing aspect, great light and tranquillity.

Excellent soundproofing and thermal insulation.

Electric convector heating.

Ideal for a young couple or as an investment (low charges).

Good return.

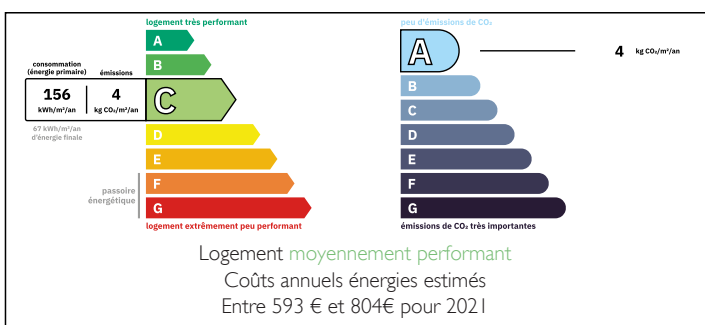
No legal proceedings pending.

Building in very good condition. Recent roof.

Energy class C.

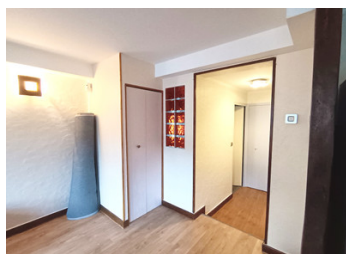


ENERGY - DPE



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

On the 2nd floor of a small condominium with 3 flats, this bright, south-facing, walk-through flat of more than 42 m2 with a view over the rooftops from the living room comprises a lounge with a recently fitted kitchen and a dining area of more than 25 m2, with two double-glazed windows.

An entrance hall and a delightful shower room lead into the bedroom (10 m2), which is fitted with cupboards and storage space. Two double-glazed windows.

Electric water heater and radiator heating.
Collective sewerage.

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

LOCAL TAXES

Taxe foncière: 855 EUR

Taxe habitation: EUR

NOTES