

Beautiful Périgourdine on lovely plot with covered swimming pool 20 minutes from the entrance to Périgueux



## INFORMATION

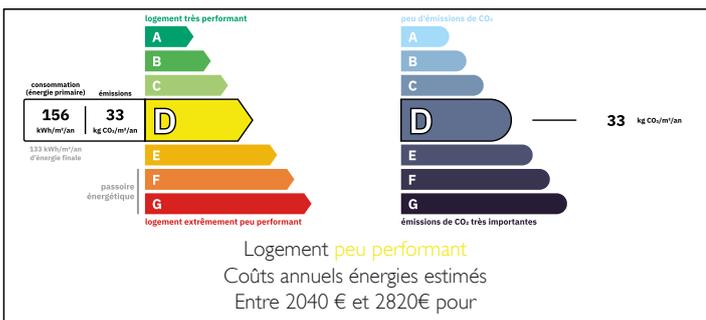
Town:	Périgueux
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	200 m2
Plot Size:	3661 m2



## IN BRIEF

Come and discover this pretty renovated Périgourdine with its lovely grounds and covered swimming pool, just 20 minutes from the town.

## 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: 1072 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

200 m2 house on 3661 m2 of land + covered swimming pool.

### GROUND FLOOR

- 1 large living room kitchen
- 1 bedroom
- 1 beautiful staircase
- 1 utility room
- 1 toilet
- 1 covered terrace
- 1 garage access

### First floor

- 1 beautiful landing
- 2 bedrooms
- 1 study
- 1 shower room with wc

1 outbuilding with studio and garage.

Solar panel installation with latest-generation storage battery.

Covered swimming pool 12x6

Wooden outbuilding

Double glazing throughout the house

2 heating systems (wood and oil)

Fibre optics

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