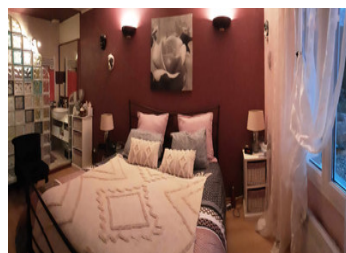


## Beautiful property near Périgueux



## INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	150 m <sup>2</sup>
Plot Size:	2200 m <sup>2</sup>

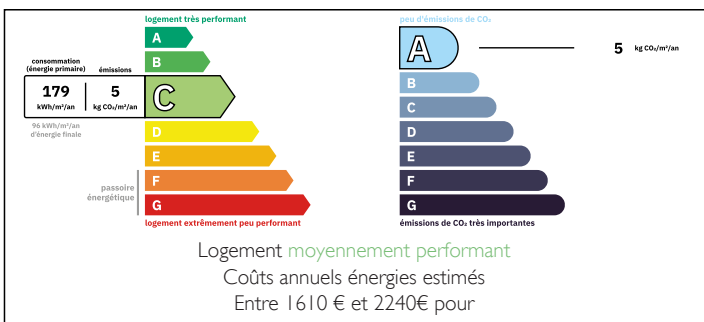


## IN BRIEF

Come and discover this charming property close to Périgueux, offering 4 bedrooms and 3 bathrooms, all set in magnificent enclosed grounds with swimming pool.

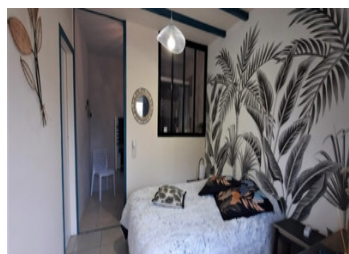
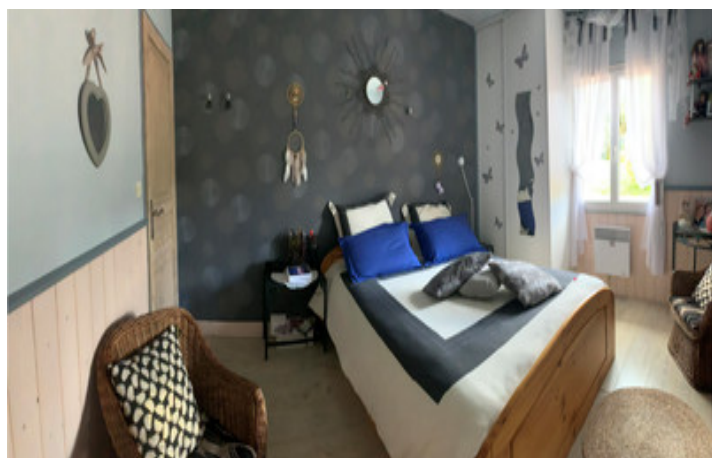
Don't delay!

## 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

House 150 m2 on one level

1 large living room (50 m2) with beautiful fireplace and cinema screen.

1 large fully-equipped kitchen

1 utility room

4 bedrooms, including 2 master suites

1 garage

1 carport

1 swimming pool

1 beautiful flat enclosed park

1 vegetable plot

Electric gate

Excellent C energy rating

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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