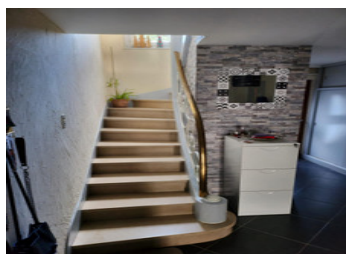
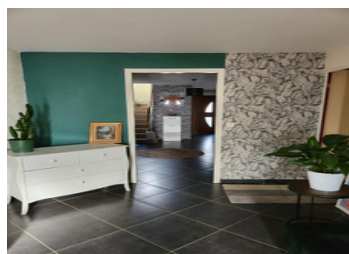


Beautiful town house with garden



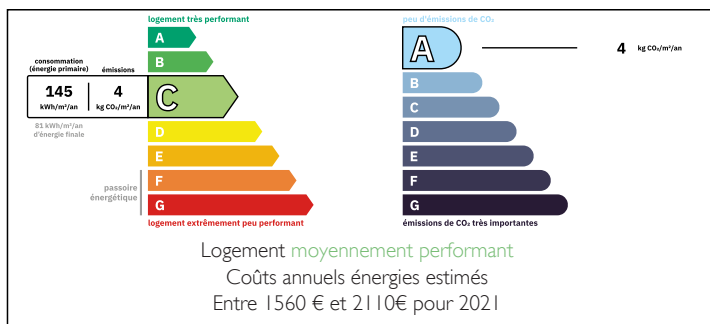
INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	133 m2
Plot Size:	0 m2

IN BRIEF

Come and discover this superb town house in the centre of Périgueux in a quiet area.

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 133 m2

ground floor

1 large beautiful entrance hall
1 master suite opening onto garden with Italian shower and wc
1 bedroom
1 storeroom
1 utility room
1 beautiful marble staircase
1 garden access
1 terrace with pergola
1 beautiful enclosed garden not overlooked with bread oven and built-in barbecue
1 garden shed on screed

1st floor

1 beautiful stairwell with window with window
1 large, very bright, south-facing lounge/living room (45m2) with solid wood glazed floor
1 fitted kitchen opening onto covered terrace overlooking garden
1 shower room with wc
1 bedroom

latest-generation air/water heat pump heating system

electric roller shutters

pellet stove

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

LOCAL TAXES

Taxe foncière: 2151 EUR

Taxe habitation: EUR

NOTES