

Lovely fully renovated house close to the town centre with views

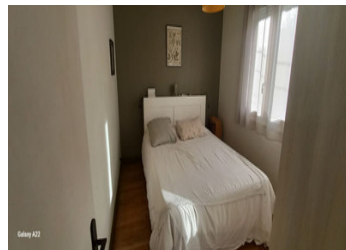
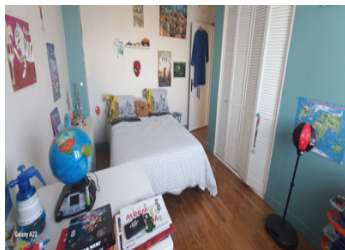
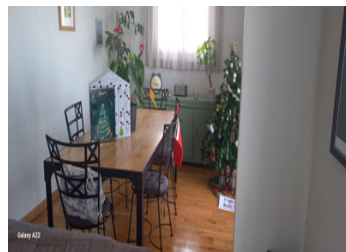


## INFORMATION

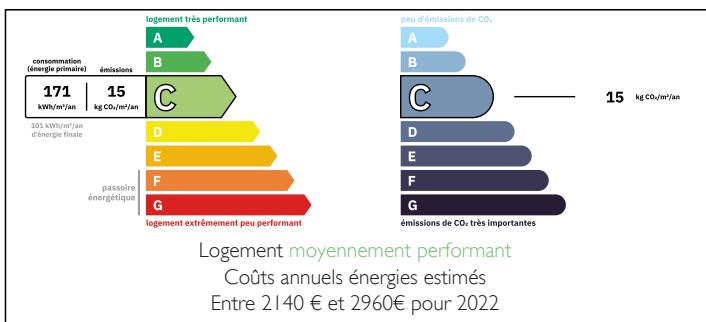
Town:	Périgueux
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	148 m2
Plot Size:	901 m2

## IN BRIEF

Come and discover this charming, fully renovated town house, offering a unique view.

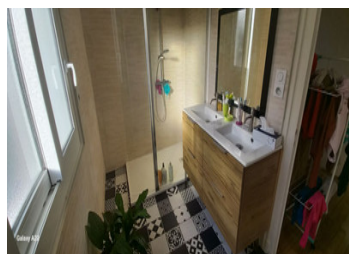


## ENERGY - DPE



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: 1200 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

House 148m2

Ground floor

1 entrance hall

1 beautiful lounge/living room/kitchen on solid wood floor

1 balcony with view

1 wc

1st floor

3 bedrooms

1 modern shower room with walk-in shower

Garden level

1 beautiful space of 40m2 with separate entrance

1 large utility room

1 terrace

1 lovely enclosed garden with private river access

Very economical air/water heat pump heating system

Good thermal classification

-----

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