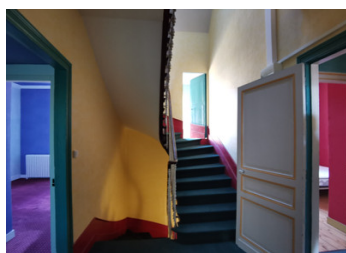


## 260 m town house with swimming pool. Périgueux



## INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	8
Bath:	3
Floor:	260 m2
Plot Size:	150 m2

## IN BRIEF

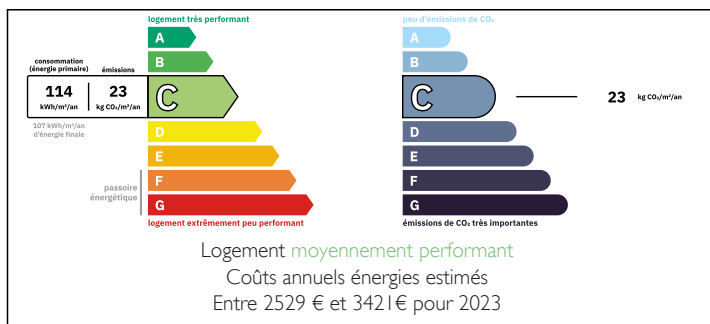
This spacious 260 m<sup>2</sup> house, built on a 250 m<sup>2</sup> plot, is a rare opportunity. With its 13 rooms, including 8 bedrooms, it offers an ideal living environment for large families or those looking to create a convivial living space. The 3 bathrooms and 3 WCs guarantee comfort and practicality on a daily basis.

The south-facing aspect lets in plenty of light throughout the day, while the swimming pool invites you to relax in a calm and pleasant environment. The balcony provides additional space for relaxing outdoors, perfect for summer evenings.

Built in 1800, this house has undeniable charm, but requires some refreshing work to reveal its full potential. The kitchen, in particular, could benefit from modernization to meet contemporary expectations.

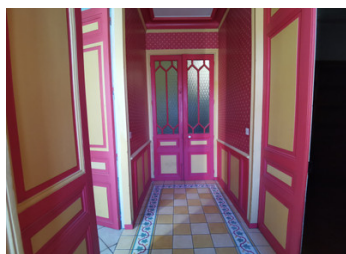
Its cellar adds valuable storage space, and its

## 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

Close to downtown and urban amenities. This rare property combines space, tranquility and potential, making it an ideal choice for those seeking to combine comfort and practicality. Its proximity to the city's green spaces and historic sites makes for a pleasant and enriching living environment. What's more, the neighborhood boasts a calm, relaxing atmosphere. The house requires a general refresh of the paintwork, but no major works. The house was rented to shared students. That's 10 rooms at around €400 rent each. This represents a gross return of €4,000 per month.

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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 foncière: 3900 EUR

Taxe habitation: EUR

## NOTES