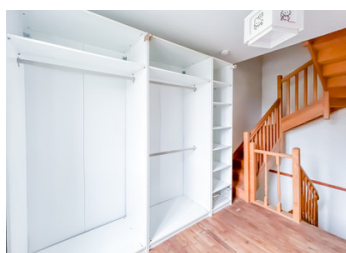


Pretty family house of 106 m2 with garden in the heart of ST ASTIER



INFORMATION

Town:	Saint-Astier
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	106 m2
Plot Size:	976 m2



IN BRIEF

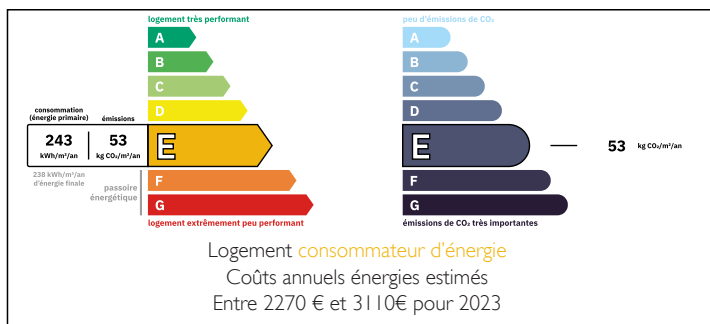
SAINT-ASTIER: Family house on 3 levels including:

- On the ground floor: 1 large basement of 100 m2 overlooking the plot.
- On the ground floor: 1 living room, 1 kitchen, 1 bathroom, 1 WC, 1 dining room that can be converted into a bedroom or office and 1 beautiful terrace over the entire length of the building and 1 small green space.
- On the floor: 1 mezzanine that can be used as a bedroom, and 2 other bedrooms including 1 with dressing room and separate toilet.

The strengths of this house:

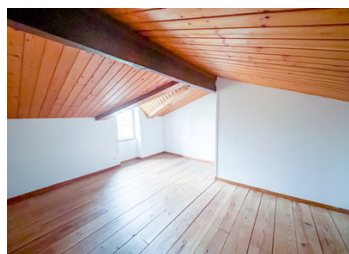
- Large terrace over the entire length of the house with direct access kitchen, living room and dining room.
- Beautiful volumes and very bright rooms (each room has a window door on each side giving a light through).
- Near the city center, possibility to do everything

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

The strengths of this house:

- Large terrace over the entire length of the house with direct access kitchen, living room and dining room.
- Beautiful volumes and very bright rooms (each room has a window door on each side giving a light through).
- Near the city center, possibility to do everything on foot.
- Double glazing frames
- City gas heating, condensing boiler 2023.
- Pretty garden of 970 m2 completely closed.
- Large basement of about 100 m2 that can be used as storage.

Close to the A89 train station and motorway.

Schools from kindergarten to middle school.

All shops: restaurants, bars, tobacco, hairdressers, bakeries, doctors, butchers, cinema, many sports etc

...

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