

Beautiful 160 m flat in the heart of Saint-Astier in Dordogne



INFORMATION

Town:	Saint-Astier
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	160 m2
Plot Size:	0 m2

IN BRIEF

Located in Saint-Astier in Dordogne in the white Périgord

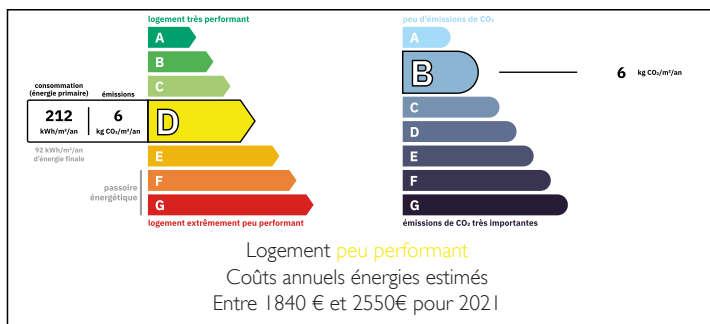
Charming flat comprising :

- Ground floor: 1 entrance/study
- 1st floor: 1 bedrooms, 1 shower room, 1 lounge, 1 fitted kitchen opening onto 1 dining room.
- 2nd floor: 2 bedrooms, 1 bathroom with WC, 1 utility room.

Benefits of this property :

- Old world charm with oak parquet flooring, spacious rooms, high ceilings and exposed beams.
- Fitted kitchen - Roof in very good condition
- Triple glazing on 1st floor
- Reversible heat pump (air conditioning) in each bedroom, living room and kitchen
- Nearby parking available
- Mains drainage
- Large entrance hall on ground floor that could be converted into commercial premises or 1 additional

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

Located in Saint-Astier in Dordogne in the white Périgord

In the heart of Saint-Astier, this 3-bedroom family flat is perfect for city living, within walking distance of all the shops.

30 minutes from Périgueux

5 minutes from the A 89 motorway

1h15 from Bordeaux

3 minutes from the SNCF train station

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