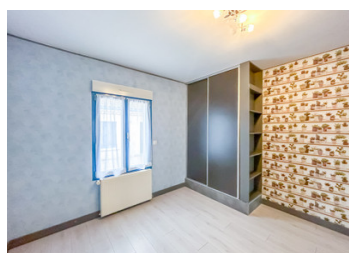


House 3 bedrooms on one level with workshop and independent garage in quiet



## INFORMATION

Town:	Saint-Astier
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	125 m2
Plot Size:	1673 m2



## IN BRIEF

Located in Saint-Astier en Dordogne in the white Périgord

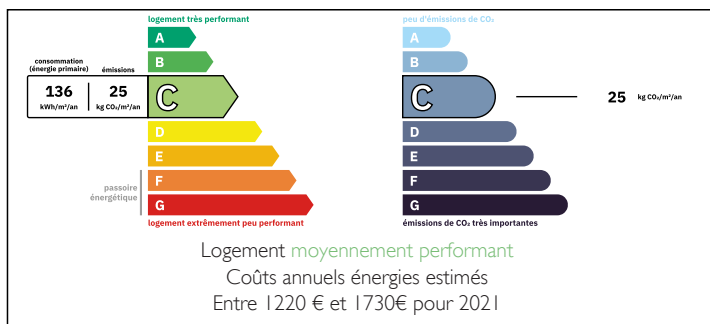
House 4 rooms of 125 m2 including:

- 1 fitted and separate kitchen, 1 large living/dining room, 1 WC, 1 shower room, 3 bedrooms including 1 with bathroom and toilet, 1 storeroom/ laundry room, 1 garage and 1 workshop

The assets of this property are:

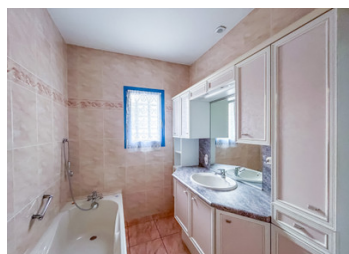
- Single storey house
- Quiet and pleasant area
- Flat and fenced land
- Close to schools
- 1 Garage
- 4 parking spaces
- 3 bright bedrooms
- Close to amenities
- Water softener

## 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 en Dordogne in the white Périgord

House located on foot at:

- 3 minutes from a pharmacy
- 5 minutes from a bakery
- 6 minutes from a kindergarten
- 15 minutes from a primary school
- 16 minutes of a college
- 15 minutes from the train station

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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: 1600 EUR**

**Taxe habitation: EUR**

## NOTES