

A two bedroom apartment with a superb view at the top a building in a quiet sector of Périgueux

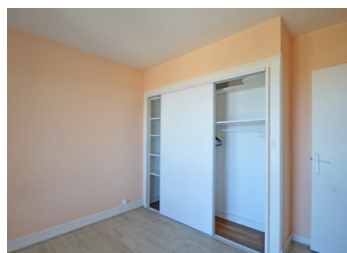
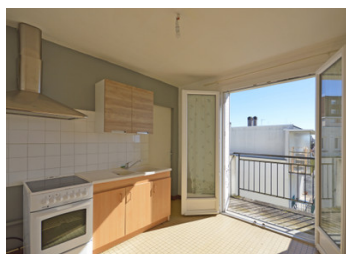
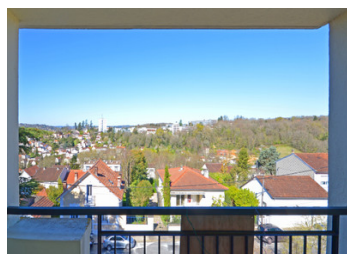


## INFORMATION

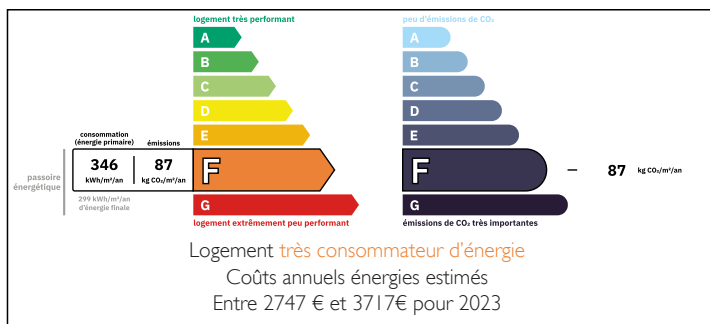
Town:	Périgueux
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	66.59 m2
Plot Size:	0 m2

## IN BRIEF

A pretty apartment at the top (4th floor) of a building that sits in its own courtyard partially shaded by a large cedar and far reaching views from its windows and two balconies. The kitchen opens on to its own balcony and view as does the master bedroom. The main sitting room is luminous with its row of windows and divided partially in two and can therefore cater for a 3rd bedroom in half of it. The sanitary facilities, washroom etc are modern and up to date and the property has its own cellar and free parking in the courtyard.

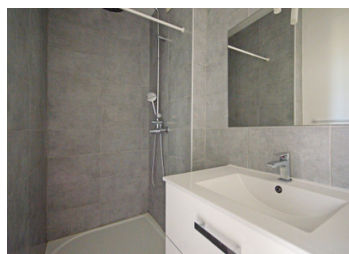


## ENERGY - DPE



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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

Apartment on the 4th floor (no lift)

Kitchen with balcony 9 m<sup>2</sup>

Corridor 3,44 m<sup>2</sup>

Sitting room with separate access to the bedroom balcony 25,5 m<sup>2</sup>

Storeroom with water heater 3,6 m<sup>2</sup>

1st bedroom with fitted cupboard and a balcony 10 m<sup>2</sup>

Washroom with tiled shower and washbasin 3,45 m<sup>2</sup>

W/c 1,2 m<sup>2</sup>

2nd bedroom 10,6 m<sup>2</sup>

Cupboard 3,4 m<sup>2</sup>

Basement

Cellar 9 m<sup>2</sup>

## LOCAL TAXES

Taxe habitation: EUR

Walking distance to schools, Lycées, and the hospital.

Périgueux center 1200 m

Gare SNCF 7 minutes by car

Airport (Bergerac) 50 minutes by car

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Co-owned building of 2 units

Provisional annual charges: 751€

## NOTES

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