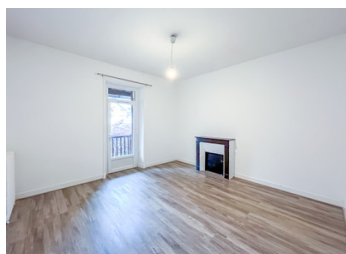


Périgueux: Attractive town house close to town center and all shops within walking distance.



INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	110 m ²
Plot Size:	142 m ²



IN BRIEF

Beautiful town house with 1 adorable little garden. You can do everything on foot or by bike.

House on 3 levels comprising :

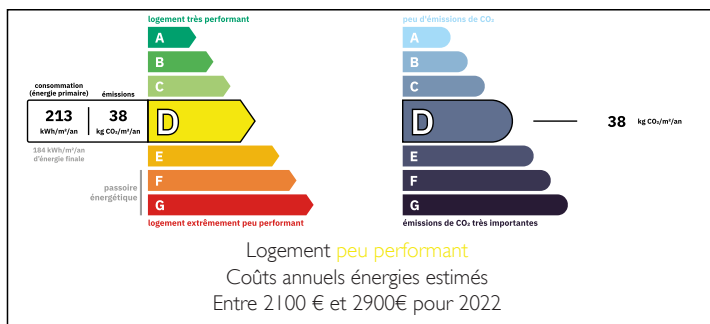
- Basement: 1 dirt floor of 58 m².
- Garden level: 1 entrance, 1 living room, 1 dining room, 1 kitchen and 1 WC.
- First floor: 3 bedrooms, 1 bathroom with WC and a balcony overlooking the garden.

A plot of land with 1 half terrace, 1 half castine and 1 small outbuilding that can be used as a laundry room.

Assets of this house:

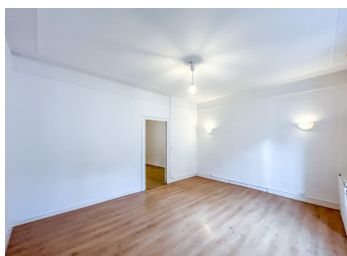
- The kitchen and dining room open directly onto the terrace.
- Bedrooms measure 12, 13 and 17 m², 2 of which open directly onto the balcony.
- Double-glazed windows
- Mains drainage
- 8-minute walk to town center, 5-minute walk to

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

Périgueux: Attractive, bright town house with spacious rooms and high ceilings.

Walking distance to all amenities, 7 minutes from Leclerc clos chassaing.

You can do everything on foot or by bike.

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