

## SUPERB PROPERTY WITH PARK AND SWIMMING POOL NEAR PÉRIGUEUX



## INFORMATION

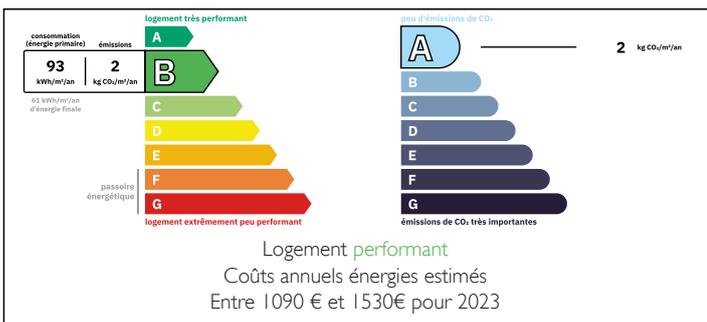
Town:	Périgueux
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	140 m <sup>2</sup>
Plot Size:	3000 m <sup>2</sup>



## IN BRIEF

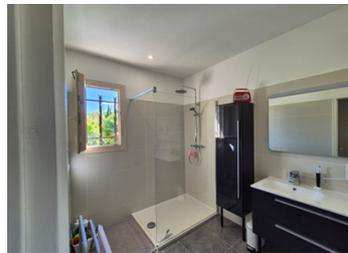
Come and discover this magnificent property near Périgueux offering superb amenities in exceptional condition!  
Don't delay!

## 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

140 m2 house set in 3000 m2 grounds

1 large living room

1 very large kitchen/living room, fully equipped with top-of-the-range built-in appliances

Oven, grill, hob, steam oven, microwave, wine cellar, etc...

3 bedrooms, one of which has a very functional integral dressing room

1 very attractive modern shower room with walk-in shower.

Peel stove

Air/water heat pump

Double glazing

Swimming pool

Fully enclosed grounds of 3000 m2

Electric gate

Alarm

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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: 1500 EUR**

**Taxe habitation: EUR**

## NOTES