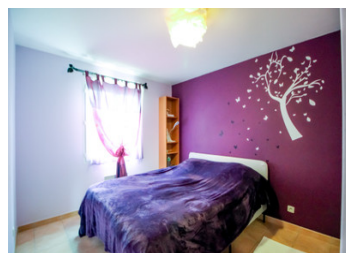
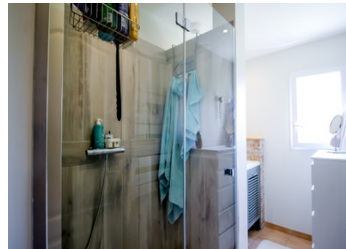


One-storey house in a cul-de-sac with private garden, 7km from Bergerac.



INFORMATION

Town:	Prigonrieux
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	104 m2
Plot Size:	902 m2



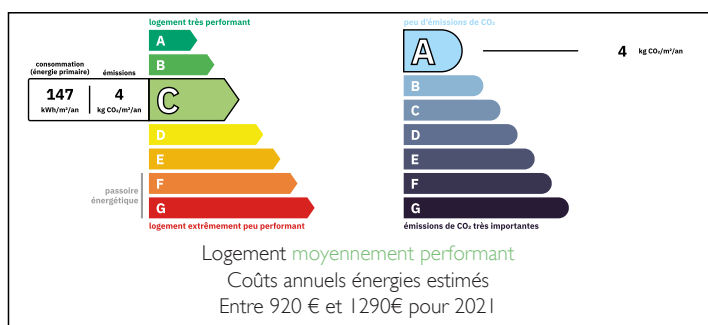
IN BRIEF

Single-storey house with no work required. This property offers 3 bedrooms with built-in cupboards, fitted kitchen, Italian-style shower room with double basin, separate wc, living/dining room, two storerooms, bright study, wrought-iron gate and 900 m2 private garden with garden shed.

Peace and quiet at the end of a cul-de-sac, with Bergerac only 10 minutes away.

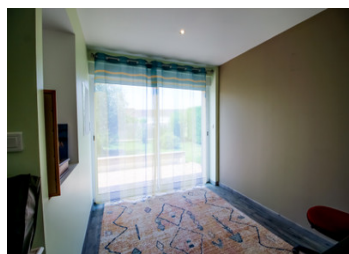
Electric heating, reversible air conditioning, wood-burning insert, double glazing and mains drainage.

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.



LOCAL TAXES

Taxe habitation: EUR

DESCRIPTION

Single-storey house of approx. 105m² comprising:

- Ground floor: living room (30.45m²), fitted kitchen (9.05m²), night hall (3.65m²), three bedrooms (12m², 11m² and 10m²) with built-in closets, shower room with double washbasin (4.80m²) and separate WC (1.17m²).
 - Alarm and video surveillance system,
 - Exterior: tiled terrace (18m²), wooden shed with firewood storage (9m²).
 - Garden: lovely 900m² secluded plot enclosed by a hedge and attractive wrought-iron gate, all situated in a cul-de-sac,
 - Electric heating, reversible air conditioning and wood-burning insert,
 - Double glazing, mains drainage, roof in very good condition,
 - Bergerac town center and all amenities 7 km away.
- This house is ideal for living close to the city while enjoying the countryside.
Bergerac airport 12 kms

Energy class: C - A

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

NOTES