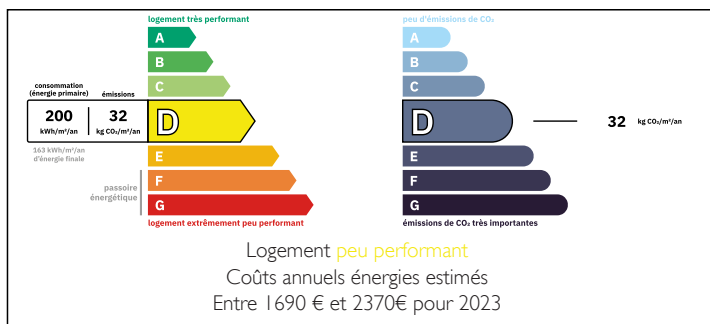


House on converted basement with garden close to amenities



## ENERGY - DPE



## INFORMATION

Town:	Trélissac
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	92 m2
Plot Size:	485 m2

## IN BRIEF

In a sought-after area close to amenities and Périgueux, quiet house with garden.

Come and discover this 70s house with great potential.

The first floor comprises:

- Entrance through living room - kitchen
- 3 bedrooms
- 1 shower room

Ground floor:

- Summer kitchen
- Games room
- 1 separate wc.

The house is built around a pretty enclosed garden with trees and electric gate.

Gas central heating - double glazing - electric blinds - water softener - air conditioning in living room -

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

In a sought-after area close to amenities and Périgueux, quiet house with garden.

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The house is built around a pretty enclosed garden with trees and electric gate.

Gas central heating - double glazing - electric blinds - water softener - air conditioning in living room - sump in garden - mains drainage.

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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: 1 600 EUR**

**Taxe habitation: EUR**

## NOTES