

## Upscale single-storey house 2021 near Périgueux with garden and swimming pool



## INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	125 m2
Plot Size:	1290 m2

## IN BRIEF

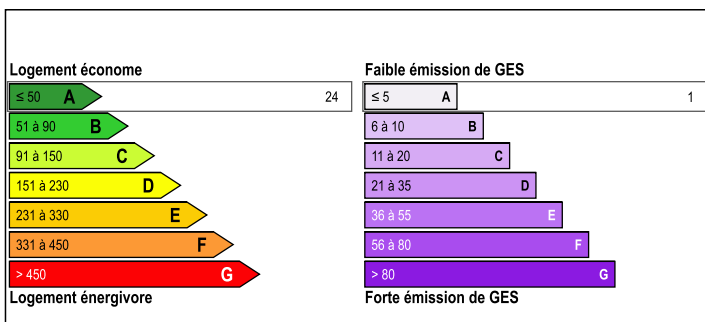
At the gates of Périgueux, in a sought-after area, come and discover this house where you can put down your suitcases and enjoy a holiday all year round.

This top-of-the-range house built in 2021 is covered by a ten-year warranty and requires no work. It is close to all amenities and has a garden and swimming pool.

The house comprises an entrance hall - a large, bright living area with central island lounge/kitchen opening onto the outside area - 3 bedrooms, including 1 master suite with dressing room and shower room - 1 bathroom - 1 separate toilet - utility room.

Come and enjoy the terrace with 360° views over the countryside and the peaceful surroundings with swimming pool.

## 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

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Large 48m2 garage with flat roof completes the property.

The house is finished to a very high standard, with brushed aluminium double glazing, underfloor aérothermal heating, reversible air conditioning in the living room, outdoor video surveillance system, water softener and individual micro-station 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: 1070 EUR

Taxe habitation: EUR

## NOTES