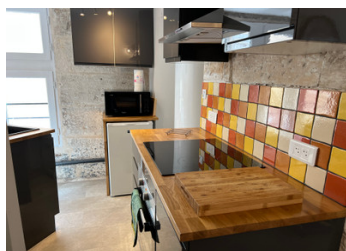
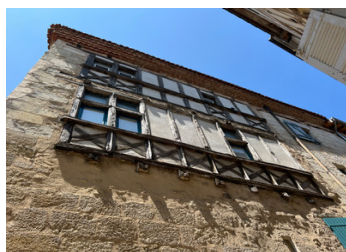


Studio apartment located at the foot of the cathedral, in the heart of the historic city centre, next to river



INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	1
Bath:	1
Floor:	41.9 m2
Plot Size:	0 m2

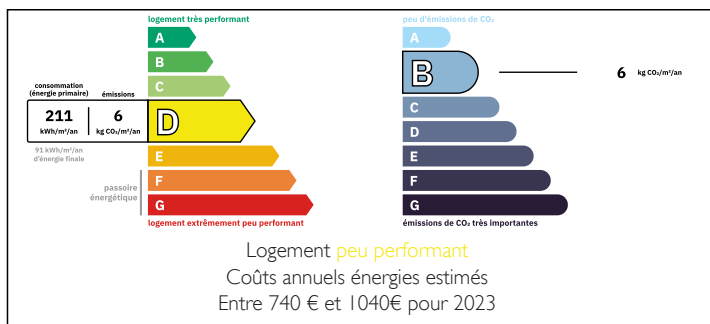


IN BRIEF

Situated in Périgueux city, the Capital of the Dordogne, just a short walk from all shops, bars, and restaurants, this renovated timber-framed studio with exposed stone walls is located at the foot of the cathedral and offers stunning views of the old mill and the river.

An excellent investment for Airbnb or year-round rental, it also makes an ideal full-time residence or pied-à-terre!

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

Studio located at the foot of the cathedral in a historic timber framed building with river views.

Situated on the 2nd floor of a three-storey building. This beautiful studio was fully renovated in 2021/2022. It benefits from south facing bright and sunny rooms with dual-aspect windows and exposed stone walls.

There is a fully equipped kitchen with fitted wall and base units, an oven, hob, and extractor hood, kitchen sink and washing machine. The bathroom has a walk-in shower, hand basin with vanity unit and a heated towel rail, there is a separate WC.

The studio is Sold furnished. Electric radiators. Entry intercom.

Taxe foncière: €769. Co-ownership charges: €837/year.

LOCAL TAXES

Taxe foncière: 769 EUR

Taxe habitation: EUR

STUDIO 41,90m²

Kitchen 8,1m²

Bathroom 3,2m²

Living room/bedroom 29,9m²

Separate WC 0,7m²

Co-owned building of 4 units

Provisional annual charges: 837€

NOTES

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