

Contemporary house with garden, garage and swimming pool near Périgueux



INFORMATION

Town:	Trélissac
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	134 m2
Plot Size:	1543 m2



IN BRIEF

The agency's favourite for this autumn. Come and settle in.

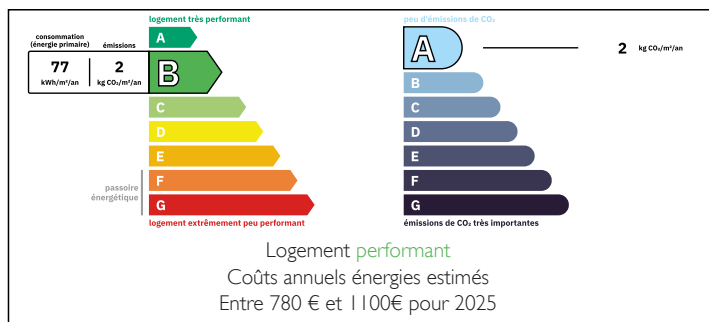
House, high-end finishes, built in 2017 on the outskirts of Périgueux with garden, swimming pool and garage.

The house comprises: On the ground floor, an entrance hall leading to a living room with open-plan fitted kitchen, offering a view and access to the garden - 2 bedrooms - 1 dressing room - 1 shower room - 1 toilet - 1 laundry room.

Upstairs: A master suite with shower room and separate toilet.

The wooded garden offers high-quality features: wooden terrace - pergola - electric gate - 8x4 salt-heated swimming pool - 2 wooden sheds - double garage with workshop - tarmac.

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 foncière:	2150 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

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Very economical: underfloor heating with heat pump - wood-burning stove - water softener.

A real gem to discover.

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