

Périgueux: Charming townhouse with garden near the town centre



INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	118 m2
Plot Size:	214 m2



IN BRIEF

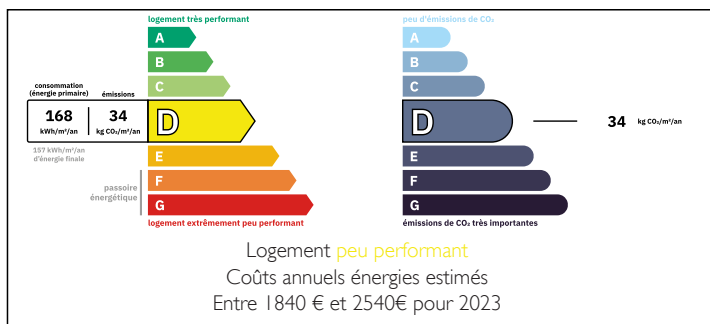
Périgueux: Charming townhouse with garden on two levels

- Ground floor: 1 entrance hall, 1 living/dining room, 1 kitchen, 1 bedroom, 1 bathroom, 1 WC and outside: 1 terrace, 1 garden and 1 lean-to
- First floor: 2 bedrooms with dressing rooms, one with a WC and washbasin
- Basement: cellars and boiler room

THE ADVANTAGES OF THIS HOUSE:

- Close to all shops
- Garden with terrace and lean-to enclosed by a wall
- Very bright living room with fireplace and direct access to the garden
- Separate kitchen with direct access to the terrace
- Bedroom and bathroom on the ground floor for single-storey living
- 2 bedrooms with large dressing rooms
- Full basement with cellar, boiler room and storage
- Recent gas condensing boiler

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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- 10 minutes' walk from Périgueux town centre
- 7 minutes' walk from the SNCF railway station
- 10 minutes' drive from the Auchan Marsac sur l'Isle shopping centre
- 7 minutes' drive from Périgueux hospital

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

LOCAL TAXES

Taxe foncière: 1459 EUR

Taxe habitation: EUR

NOTES