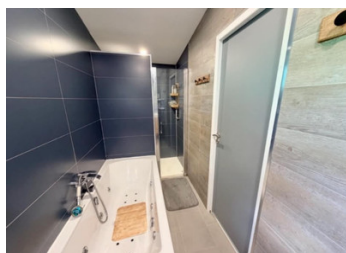
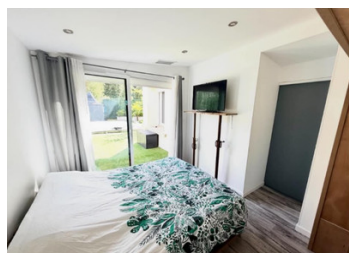


House in downtown Périgueux with garden, pool, and garage



INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	135 m2
Plot Size:	370 m2



IN BRIEF

House near Périgueux town center next to the canal.

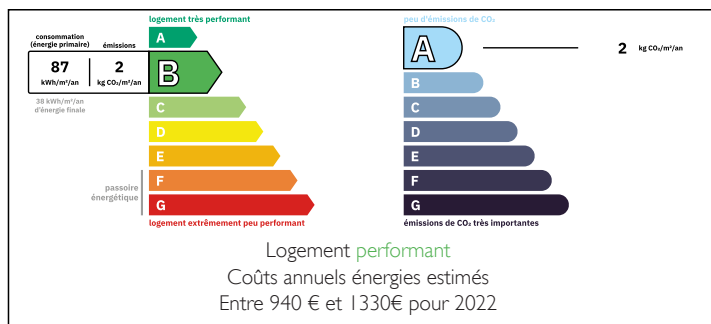
Modern single-story house renovated in 2022 with garage and swimming pool.

It consists of a large, bright living room with kitchen and central island, a sitting area with electric fireplace, a utility room, laundry room, and one master suite with bathroom and dressing room. Upstairs, there are two large bedrooms with views of the canal, measuring 17m², with a bathroom.

Landscaped and fenced garden with swimming pool and garage.

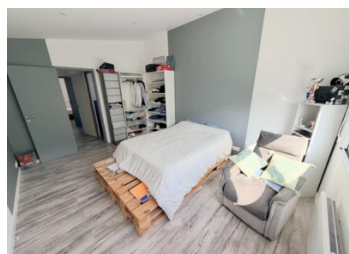
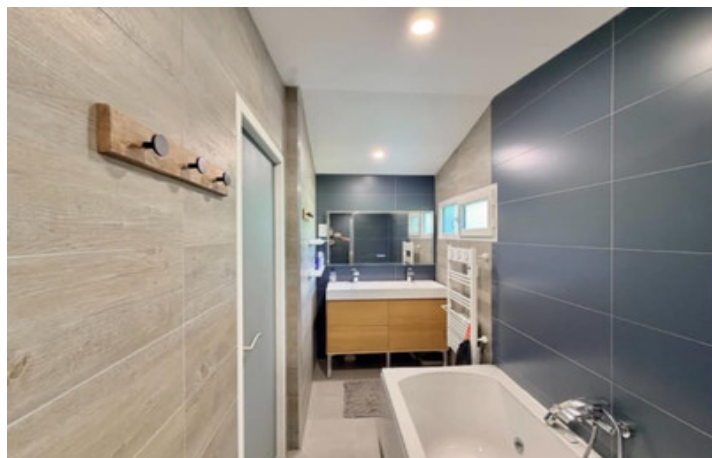
A single-story outbuilding completes the property and could be converted into a separate studio or a fourth bedroom.

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

NOTES

DESCRIPTION

House near Périgueux town center next to the canal.

Modern single-story house renovated in 2022 with garage and swimming pool.

It consists of a large, bright living room with kitchen and central island, a sitting area with electric fireplace, a utility room, laundry room, and one master suite with bathroom and dressing room. Upstairs, there are two large bedrooms with views of the canal, measuring 17m², with a bathroom.

Landscaped and fenced garden with swimming pool and garage.

A single-story outbuilding completes the property and could be converted into a separate studio or a fourth bedroom.

CLASS B: Air/Air heat pump, double glazing, thermodynamic water heater, water softener, mains drainage.

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