

## A lovely single-storey house near Périgueux



## INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	92 m <sup>2</sup>
Plot Size:	980 m <sup>2</sup>



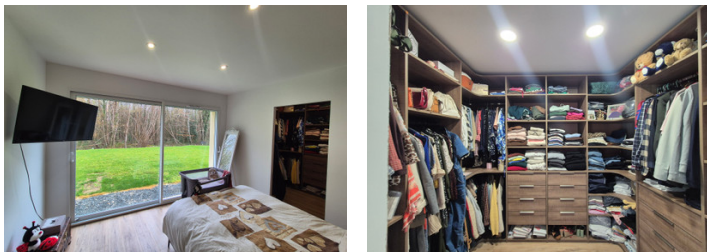
## IN BRIEF

Come and discover this lovely single-storey property on the outskirts of Périgueux, boasting some excellent features!



New single-storey house of 92 m<sup>2</sup>.

1 large, bright living/dining room opening onto a terrace and woodland, with an open-plan, fully fitted kitchen.



3 bedrooms, including a master bedroom overlooking lush greenery, with a large walk-in wardrobe.

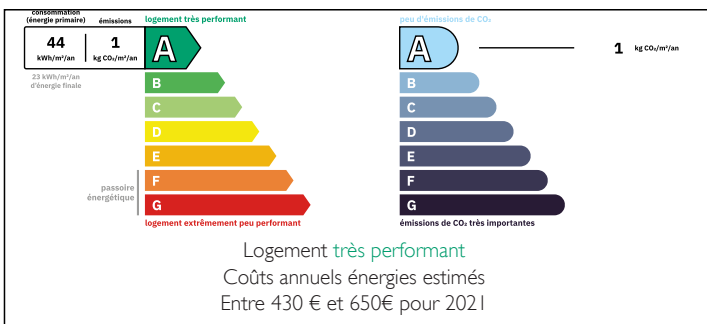
1 very attractive, modern shower room with a walk-in shower.

1 toilet

1 lovely tiled terrace.

Highly efficient underfloor heating system powered by a heat pump.

## ENERGY - DPE



## Double glazing

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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Double glazing

Electric roller shutters

New sewage system via a micro-treatment plant.

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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 habitation:

EUR

## NOTES