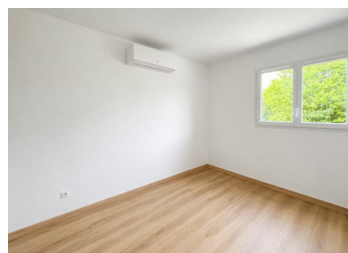


## Near Saint-Astier – Newly built 3-bedroom house for sale in a quiet cul-de-sac



## INFORMATION

Town:	Saint-Aquilin
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	90 m <sup>2</sup>
Plot Size:	1250 m <sup>2</sup>

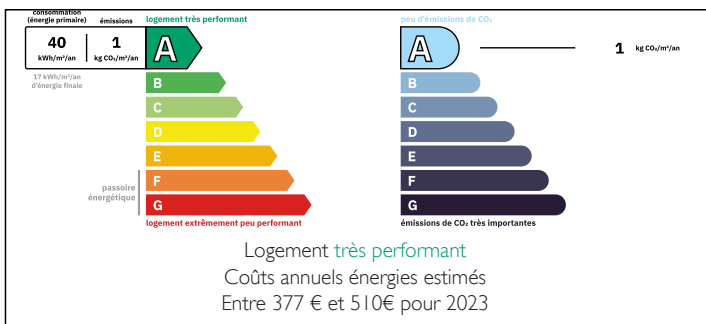
## IN BRIEF

A modern 3-bedroom house in a quiet cul-de-sac comprising: 3 bedrooms, 1 hall, 1 fully fitted kitchen opening onto a living/dining room, 1 pantry, 1 toilet and a bathroom.

The highlights of this house:

- Single-storey 3-bedroom house
- Recently built (2021)
- Heat pump heating with reversible split units
- Energy-efficient property (DPE A rating) with annual energy costs between €377 and €510
- Double-glazed windows
- Crawl space
- Fully fitted kitchen: oven, hob, extractor hood.
- Bathroom with bath and walk-in shower
- Thermodynamic water heater
- Water softener
- Compliant septic tank

## 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

Near Saint-Astier – Newly built 3-bedroom house for sale in a quiet cul-de-sac,

- 9 minutes from Saint-Astier station
- 14 minutes from the A89 motorway junction
- 26 minutes from Périgueux station
- 20 minutes from the Marsac-sur-l'Isle shopping area
- 1 hour 15 minutes from Bordeaux

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

## NOTES