

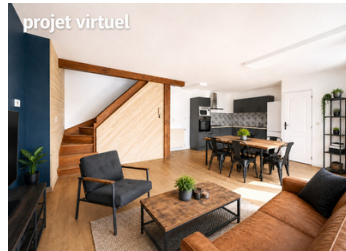
Périgueux – St-Georges – 61 m triplex flat, not part of a block of flats, close to shops and the town centre

EXCLUSIVE



## INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	1
Bath:	1
Floor:	61 m2
Plot Size:	0 m2



## IN BRIEF

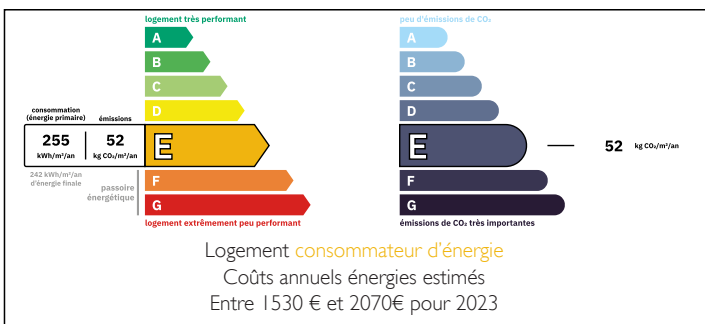
Triplex flat comprising:

- Ground floor: 1 garage/utility room
- First floor: 1 kitchen opening onto a living/dining room
- Second floor: 1 bedroom, 1 study, 1 bathroom with WC, 1 large landing
- And a converted loft

The highlights of this flat:

- No owners' association
- No renovation work required
- Fully fitted kitchen with cupboards
- Double-glazed windows
- Sought-after Saint-Georges neighbourhood
- Additional space for an office or walk-in wardrobe
- Private garage, ideal for a motorbike, bicycle or storage
- Town centre and amenities within walking distance
- Close to the greenway and the Péribus

## 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.



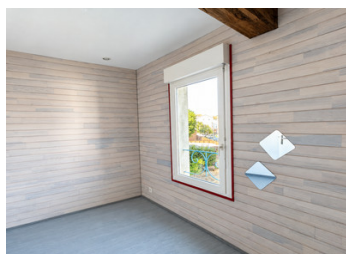
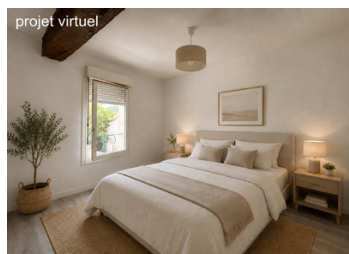
## DESCRIPTION

A 61 m<sup>2</sup> triplex flat with no owners' association, ideally situated in the Saint-Georges neighbourhood, right next to shops and the town centre

Everything is within walking distance: shops, schools, amenities and the town centre.

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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