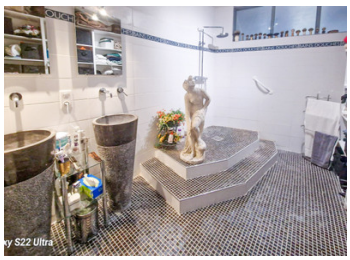
LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A26200SOC24 Price: 244 000 EUR

agency fees to be paid by the seller

Attractive apartment in the golden triangle of Perigueux, handy for all shops, services and the old quarter.



INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	105 m2
Plot Size:	0 m2

IN BRIEF

Come and discover this exceptional apartment, located in a sought-after pedestrian neighborhood, on the first floor with elevator access.

This magnificent loft, bathed in light and offering a cozy atmosphere, will charm you with its dual exposure.

The living room with its beautiful fitted kitchen invites you to cook up a storm for your guests.

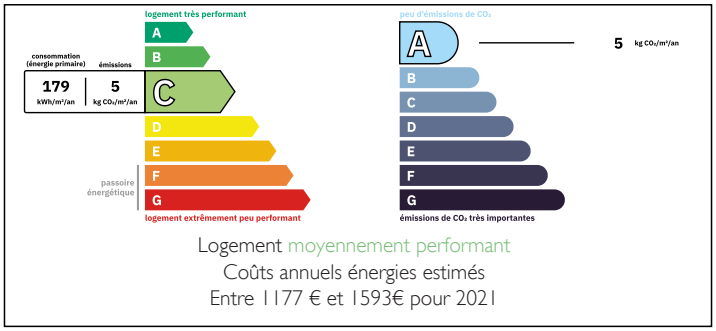
The cozy atmosphere of this place is perfect for enjoyable evenings with friends.

Two bedrooms and an office, toilet, bathroom with double sink and walk-in shower with plenty of storage space.

All the windows have been recently replaced, as have the radiators.

A 15 m² cellar for easy storage of bicycles completes the property.

ENERGY - DPE



Logement moyennement performant

Coûts annuels énergies estimés

Entre 1177 € et 1593€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**1189 EUR**
Taxe habitation:	**EUR**

NOTES

DESCRIPTION

You will be dazzled by this exceptional apartment, ideally located in Périgueux. This superb loft, bathed in light and with double exposure, offers a cozy atmosphere that will charm you.

As soon as you enter, you are greeted by the spacious living room with a magnificent fitted kitchen.
The apartment has two comfortable bedrooms as well as an office, a separate toilet, and a bathroom equipped with a double sink and a walk-in shower, with plenty of practical storage space.
All the windows have been recently replaced, as have the radiators, ensuring optimal insulation and thermal comfort.
To complete this exceptional property, a 15 m² cellar offers additional storage space where you can easily store your bicycles or other items.
This apartment is a real gem, offering an elegant and comfortable living environment in a sought-after and dynamic neighborhood.

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

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