

Ref: A26200SOC24

Price: 266 000 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:

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.

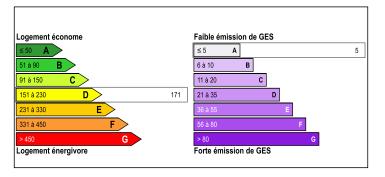








ENERGY - DPE



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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

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

NOTES