

Single-storey house with garden. In the greater Périgueux area.

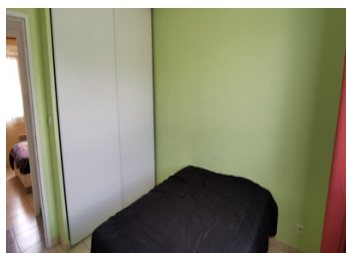


INFORMATION

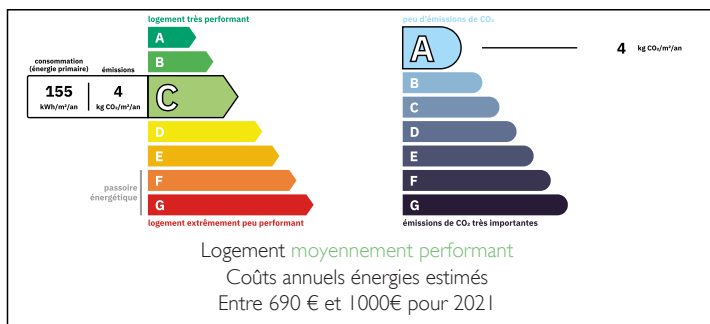
Town:	Marsac-sur-l'Isle
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	103 m2
Plot Size:	475 m2

IN BRIEF

Discover this charming 100 m² single-storey house, ideally located 10 minutes from Périgueux and just 5 minutes from the train station. Perfectly laid out and endowed with numerous assets, this property offers you a pleasant and functional living environment.

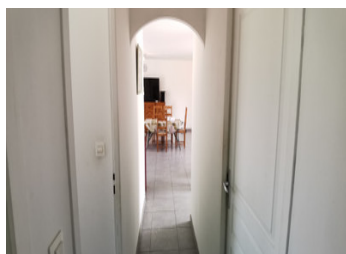
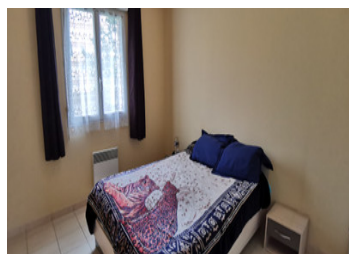
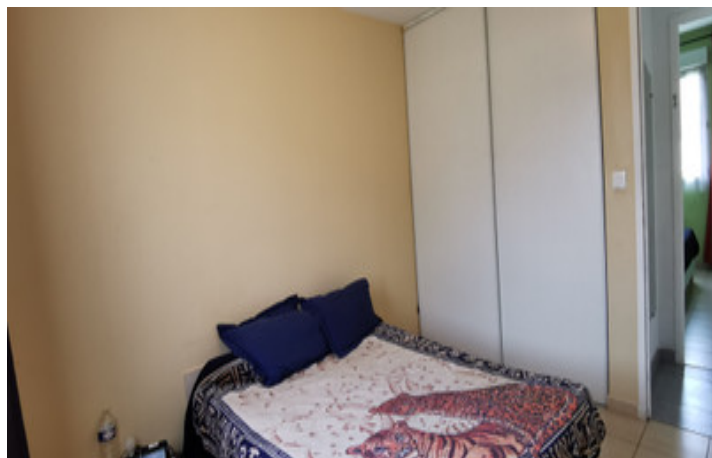


ENERGY - DPE



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

Main features:

Living area: 100 m²

Land : With garden and semi-sunken swimming pool

Layout:

Three spacious bedrooms

Modern shower room

Two toilets

Open, fully-equipped kitchen

Several terraces to enjoy the outdoors

Additional features :

Exterior: Barbecue and garden sheds

Location:

Close to the greenway, sports clubs and shopping centers

Fast access to the A89 freeway, making it easy to get to Bordeaux (1h30 away)

This house will seduce you with its generous volumes and east-west exposure, offering optimal luminosity throughout the day. Ideal for a family or for those seeking peace and quiet without being far from amenities.

Don't miss this unique opportunity to become the owner of this magnificent home just a stone's throw from Périgueux!

Translated with DeepL.com (free version)

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

LOCAL TAXES

Taxe foncière: 849 EUR

Taxe habitation: EUR

NOTES