

Périgourdine



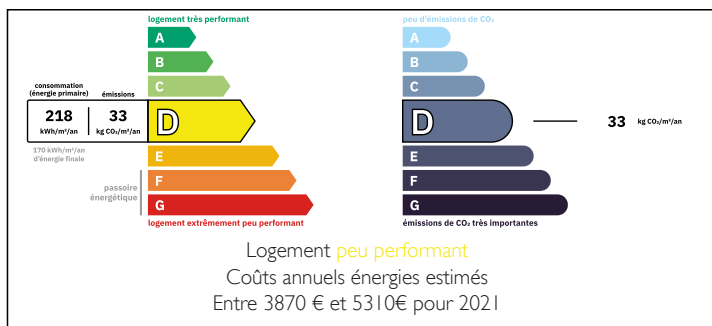
INFORMATION

Town:	Saint-Pierre-d'Eyraud
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	211 m2
Plot Size:	860 m2

IN BRIEF

Located halfway between Sainte Foy la Grande and Bergerac with its international airport, this character house is also less than 3 kilometers from amenities. Although a bedroom, a toilet and a large landing are present upstairs, the house remains habitable on one level. The ground floor consists of a living room, a kitchen open to the dining room, a utility room, a bright veranda with two bedrooms, a bathroom and a toilet. A 60 m² garage is adjacent to the house

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

Ground floor

- Entrance - Living room: 38.60m²
 - Dining room: 16.55m²
 - Veranda: 33m²
 - Kitchen: 15.75m²
 - Scullery: 13m²
 - Bedroom 1: 13.20m²
 - Bedroom 2: 17.40m²
 - Clearance: 4.30m²
 - Shower room: 10m²
 - WC: 4.10m²
- Total: 165.90m²

The floor

- Landing: 27.15m²
 - Bedroom: 12m²
 - WC: 6.15m²
- Total: 45.30m²

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

LOCAL TAXES

Taxe habitation: EUR

NOTES