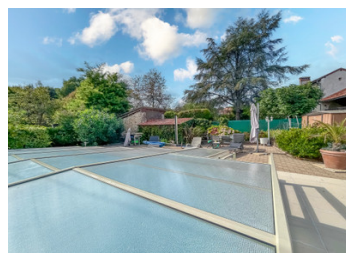
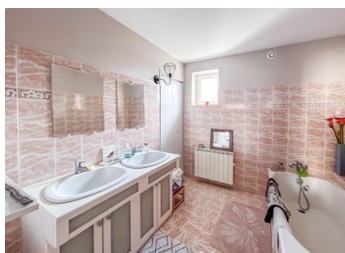
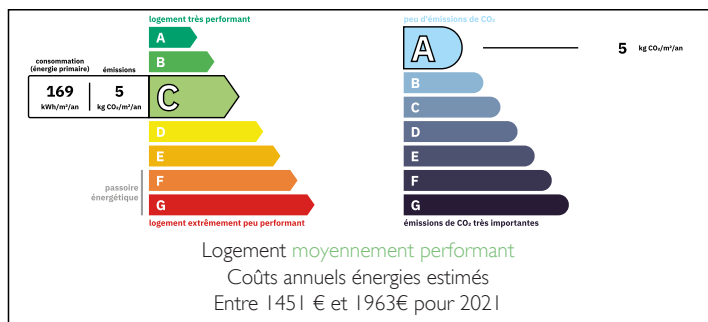


Complex of 2 houses



ENERGY - DPE



INFORMATION

Town:	Saint-Astier
Department:	Dordogne
Bed:	7
Bath:	4
Floor:	265 m2
Plot Size:	1000 m2

IN BRIEF

Attractive property set in a quiet hamlet comprising:

- 1 first house comprising: 4 bedrooms (2 with en-suite shower rooms), 1 fitted kitchen/living room, 1 dining room, 1 bathroom, 1 WC, 1 cellar and 1 storeroom/laundry room.
- 1 second house comprising: 1 kitchen, 1 dining room, 1 bathroom, 1 WC, 3 bedrooms, 1 covered terrace, 1 cellar and 1 boiler room. To be renovated
- 2 barns
- 1 outbuilding
- 1 swimming pool with dome

These homes offer

- Spacious rooms
- Covered swimming pool with dome and pump, replaced in 2022
- 1 outbuilding and 2 barns offering plenty of storage space
- Mains drainage

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

SAINT-ASTIER. Ideally located :

- 5 minutes by car from an E.Leclerc supermarket
- 4 minutes by car from collège Arthur Rimbaud
- 4 minutes by car from Saint-Astier train station
- 6 minutes by car from Saint Astier local hospital
- 5 minutes by car from the center of Saint-Astier with its shops
- 30 minutes from Périgueux
- 20 minutes from Marsac shopping area

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

LOCAL TAXES

Taxe foncière: 1400 EUR

NOTES