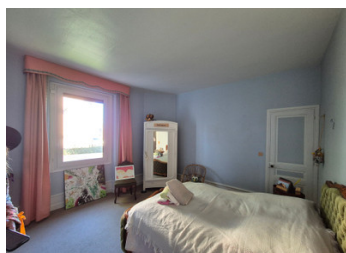
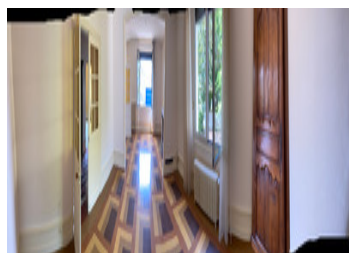


## BEAUTIFUL FAMILY HOME CLOSE TO TOWN CENTER



## INFORMATION

|             |           |
|-------------|-----------|
| Town:       | Périgueux |
| Department: | Dordogne  |
| Bed:        | 7         |
| Bath:       | 2         |
| Floor:      | 220 m2    |
| Plot Size:  | 1300 m2   |

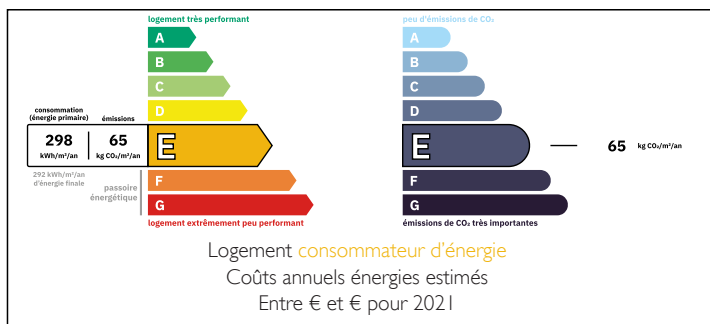
## IN BRIEF

Come and discover this magnificent family home in Périgueux, which is sure to charm you.

Large volumes, high ceilings, a beautiful garden with listed trees, just 5 minutes from the town centre.

Lots of charm, a warm house to visit without delay!

## 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

house 220 m2 + 100m2 garage on 1300 m2 of land

1 large and beautiful lounge with fireplace

1 kitchen

1 large utility room

2 bedrooms ground floor

6 bedrooms upstairs

2 bathroom

triple garage 100 m2 electric doors

Beautiful double glazed joinery throughout the house

Electric roller shutters

Insulation attic and hourdis recent

1300m2 fully closed

-----

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