

Charming 3 bedroom town house with small decked and grassed garden area. 20 mins walk to town centre.

EXCLUSIVE



INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	112 m2
Plot Size:	152 m2

IN BRIEF

House on 2 levels comprising:

- Garden level: 1 bedroom, 1 shower room, 1 WC, 1 fitted kitchen opening onto 1 dining/living room.
- First floor: 2 bedrooms with sloping ceilings, 1 bathroom and 1 WC.
- Basement: 50 m² cellar.

Outside there is a small patch of lawn, a wooden terrace and 1 outbuilding that could be used for storage.



ENERGY - DPE

DPE blank.

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

The lounge and dining room open onto the terrace with a magnificent 1-pane sliding glass window. Gas central heating and new pellet stove. 20 minutes' walk from Périgueux town centre.

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