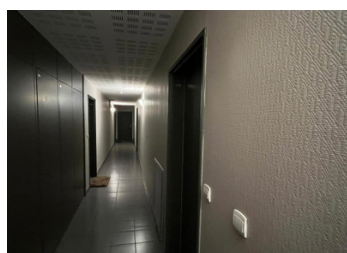
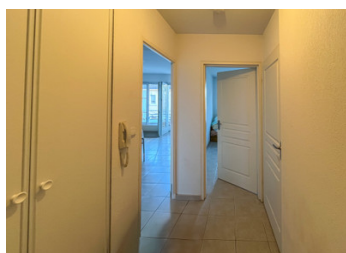


Charming One-Bedroom Apartment with Balcony – Downtown Périgueux



INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	1
Bath:	1
Floor:	34 m ²
Outside Space:	3 m ²



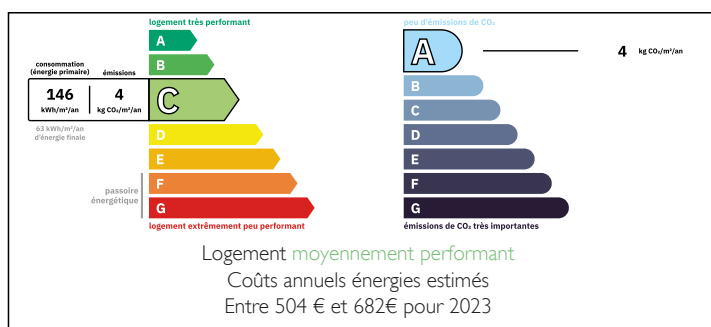
IN BRIEF

In the heart of Périgord, just a few minutes' walk from the historic center of Périgueux, discover this 32 m² one-bedroom apartment with a balcony, located in a quiet, secure, and perfectly maintained residence – highly sought-after for its location and peaceful setting.

This apartment features an entrance hall, a bright living room with an open-plan kitchen, a bedroom with built-in storage, a bathroom, separate WC, and a lovely balcony overlooking the valley. Individual electric heating. Hot water tank replaced in 2021.

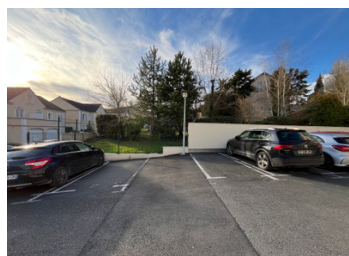
The property is currently sold with a tenant in place, making it an ideal purchase for an investor seeking immediate rental income or for a first-time buyer looking for a secure and well-located investment.

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

The 32 m² apartment includes:

An entrance hall of 3 m², providing access to all rooms

A bright 13.26 m² living room, ideal for setting up a lounge area and dining space

A comfortable 10.84 m² bedroom with built-in closet (hot water tank replaced in 2021)

A functional 2.38 m² bathroom

Separate toilet (1 m²)

And a 3.86 m² balcony, perfect for enjoying sunny days

Heating is provided by individual electric radiators.

Connected to mains drainage (tout-à-l'égout).

Secure residence with electric gate. The apartment is located on the 1st floor with elevator.

LOCAL TAXES

Taxe foncière: 921 EUR

Taxe habitation: EUR

Additional information:

Property tax: approx. €900/year

No private cellar, but a shared bicycle storage area is available

Co-owned building of 256 units

Provisional annual charges: 50000€

Information about risks to which this property is exposed is available on the Géorisques website :

<https://www.georisques.gouv.fr>

NOTES