

A handsome 3 bedroom maison bourgeoise in a quiet street close to the river and the city centre

EXCLUSIVE



## INFORMATION

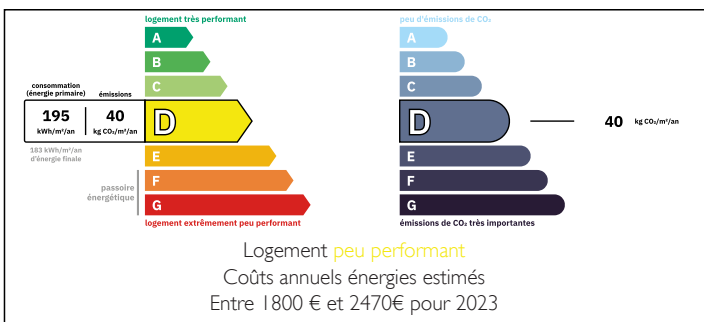
Town:	Périgueux
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	92 m2

## IN BRIEF

Beautifully built in carved stone, the property was once a wing of a large, detached house that no longer exists as the 1872 cadastre suggests. The interior has been neatly renovated incorporating a large open plan living/dining room, it also has a small terrace to the rear and is within easy walking distance to Périgueux centre and a number of schools.



## 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  
Kitchen 7 m<sup>2</sup>  
Sitting/dining room 34 m<sup>2</sup>  
1st bedroom 13 m<sup>2</sup>  
Washroom with shower washbasin and w/c 5 m<sup>2</sup>

1st floor landing 15 m<sup>2</sup>  
2nd bedroom 18 m<sup>2</sup>  
3rd bedroom 18 m<sup>2</sup>

### Amenities

Shops, river, 3 minutes by foot  
City centre 6 minutes on foot  
SNCF train station 8 minutes by car  
Nearest airport (Bergerac) 47 minutes by car

## LOCAL TAXES

**Taxe foncière: 1300 EUR**

**Taxe habitation: EUR**

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

## NOTES