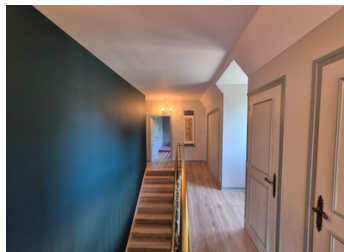


Ideal location for this magnificent, perfectly renovated property!



INFORMATION

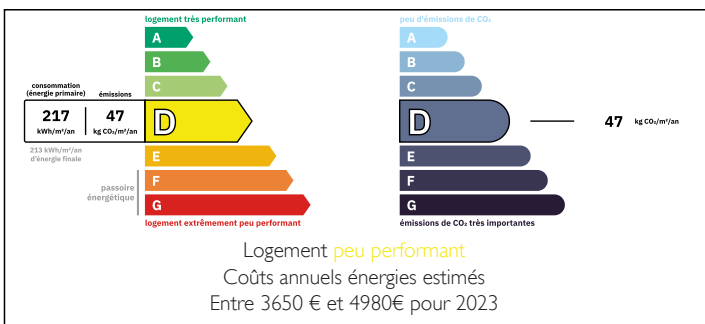
Town:	Périgueux
Department:	Dordogne
Bed:	6
Bath:	4
Floor:	200 m2
Plot Size:	1700 m2



IN BRIEF

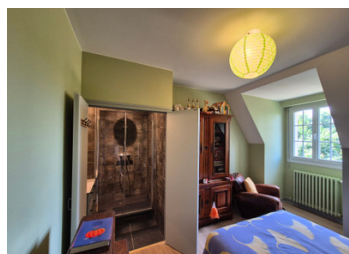
Come and discover this magnificent house close to Périgueux town centre, offering exceptional quality renovation + its separate flat.

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 200 m2 on 1700 m2 of flat, enclosed land.
Basement + garage.

Basement 100 m2

1 garage

1 utility room

1 large boiler/storage room

Ground floor

1 very beautiful entrance decorated in a magnificent Venetian style.

1 large, very bright 70m2 lounge/living room with fireplace, opening onto a top-of-the-range fitted kitchen.

1 magnificent staircase leading to the first floor.

1 independent TI with fitted kitchen.

1 bathroom

1 wc

1 st floor

5 bedrooms

2 magnificent top-of-the-range shower rooms.

1 bathroom

Wc

Numerous wardrobes

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

LOCAL TAXES

Taxe foncière: 2700 EUR

Taxe habitation: EUR

NOTES