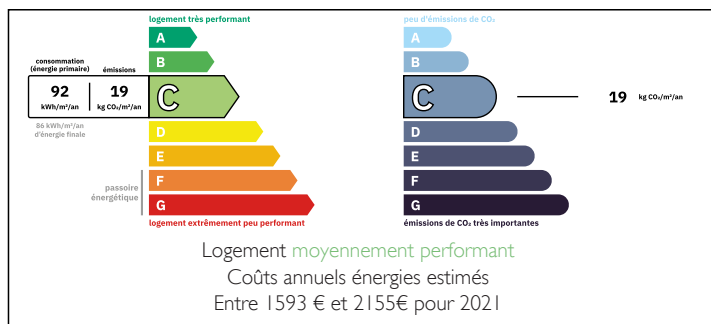


## Large house close to amenities with garden



## ENERGY - DPE



## INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	250 m <sup>2</sup>
Plot Size:	1194 m <sup>2</sup>

## IN BRIEF

Large house in a residential area of Boulazac, close to amenities.

House built in 2003 with a semi-basement, offering great potential.

The house is on one level: Entrance hall - Large living/dining room - Separate kitchen with balcony access - 3 bedrooms - 1 bathroom with shower.

The basement is fully converted: Office - 1 large living room with kitchen - 1 large games room - 1 bedroom - 1 shower room - 1 separate toilet - laundry room - storage space and garage.

Underfloor heating - double glazing - Alarm - Electric blinds.

Wooded grounds enclosed by an electric gate and swimming pool.

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

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House built in 2003 with a semi-basement, offering great potential.

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

## LOCAL TAXES

**Taxe foncière: 2300 EUR**

**Taxe habitation: EUR**

## NOTES