

Saint-Astier: House with basement, a stone's throw from Saint-Astier town centre



EXCLUSIVE

## INFORMATION

Town:	Saint-Astier
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	97 m <sup>2</sup>
Plot Size:	1860 m <sup>2</sup>



## IN BRIEF

SAINT ASTIER: House with basement, a stone's throw from the town centre

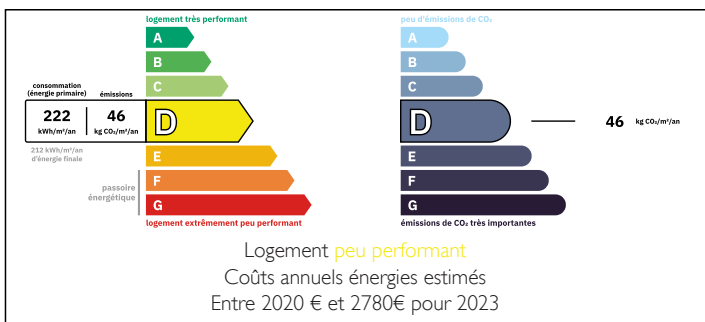
This house comprises:

1 entrance hall, 2 bedrooms, 1 toilet, 1 bathroom, 1 living/dining room, 1 fitted kitchen and 1 basement.

The advantages of this house:

- A stone's throw from the town centre
- Close to all amenities
- Double-glazed windows and roller shutters
- Mains drainage
- Large basement
- 1,800 m<sup>2</sup> of flat, fully enclosed land
- Insulated attic and basement
- Roof redone in 2017
- 1 large entrance hall that could be used as an office

## 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

SAINT ASTIER: House with basement, a stone's throw from the town centre  
Close to all amenities and the railway station

-----  
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