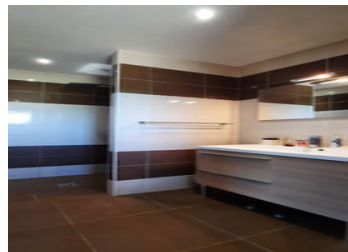


Perfect single-storey property, 5 minutes from Périgueux town centre



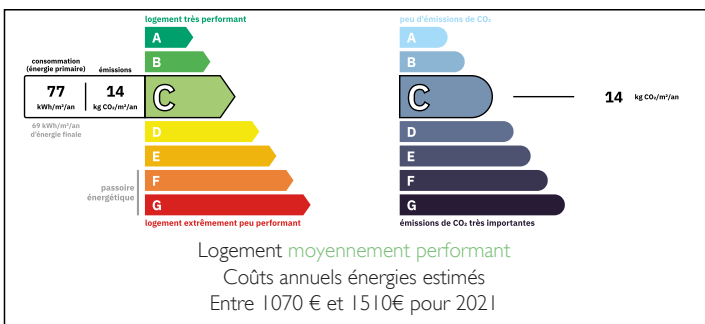
INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	135 m ²
Plot Size:	1475 m ²

IN BRIEF

Come and discover this lovely villa with heated swimming pool, located 5 minutes from the town centre in a very peaceful setting. A perfect compromise! Come and see for yourself!

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

135 m² house on 1,475 m² of enclosed land

1 bright 40 m² living room opening onto a terrace and garden with unobstructed views of the pool.

1 semi-open kitchen with sliding doors.

4 bedrooms including 1 master suite with shower and WC

1 bathroom

1 WC

1 pantry

1 tiled garage with electric door

1 very large covered terrace

1 salt-heated swimming pool + electric roller shutter

1 pool house

1 solar panel system with resale to EDF.

1 electric gate with videophone

Heating

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