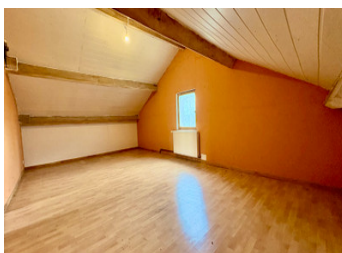


Saint-Astier: House near the town centre with a garden.

EXCLUSIVE



## INFORMATION

Town:	Saint-Astier
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	138 m <sup>2</sup>
Plot Size:	850 m <sup>2</sup>

## IN BRIEF

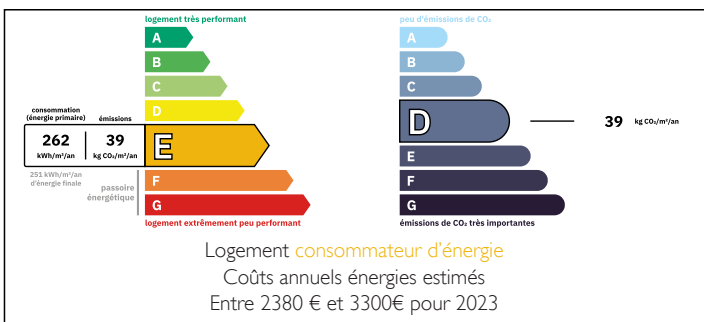
Saint-Astier: close to the town centre, a three-storey house comprising:

- Ground floor: 1 garage, 1 boiler room/laundry room, 1 storage area and 1 room suitable for use as an office or bedroom
- First floor: 1 entrance hall, 1 kitchen, 1 bedroom, 1 toilet, 1 shower room and 1 living/dining room
- On the second floor: 2 adjoining bedrooms.

The highlights of this house:

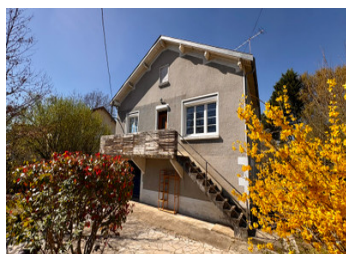
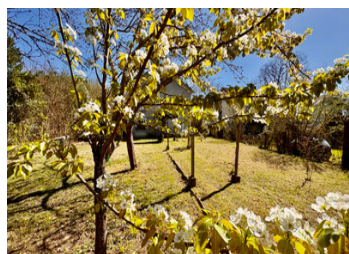
- Mains drainage
- Double-glazed windows
- Living/dining room with natural light and a wood-burning stove
- Town gas boiler (valid until 2022)
- Fully enclosed, wooded garden of 850 m<sup>2</sup> with a shed
- Fitted kitchen of 16 m<sup>2</sup>
- 2 large bedrooms in the attic of 15 and 26 m<sup>2</sup>
- Close to all amenities

## 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

Located in the heart of the Périgord, the town of Saint-Astier is just:

- 20 minutes from Périgueux
- 1 hour from Bordeaux
- 45 minutes from Brive

Well connected: a TER station and quick access to the A89 motorway, making it easy to travel to Bordeaux and Brive.

All the shops and everyday amenities are nearby: supermarkets, bakeries, restaurants, schools, medical services, etc.

Its weekly Thursday market is renowned and friendly.

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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 habitation: EUR

## NOTES