

A very attractive villa near the centre of Périgueux



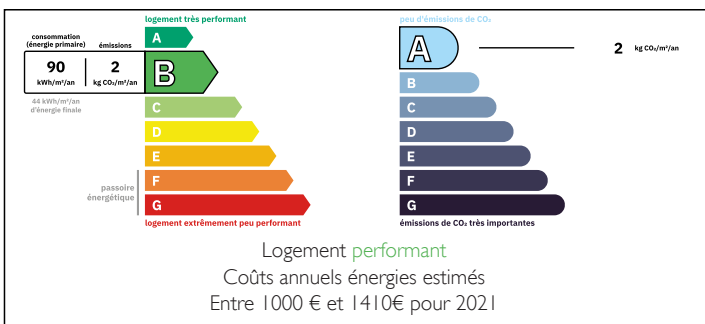
## INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	147 m <sup>2</sup>
Plot Size:	2105 m <sup>2</sup>

## IN BRIEF

Come and discover this beautiful villa, just a few minutes from the outskirts of Périgueux, offering high-quality fixtures and fittings!

## 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 of 147 m<sup>2</sup> on a 2,105 m<sup>2</sup> enclosed plot.

Open-plan living/dining/kitchen area of 65 m<sup>2</sup> with a wood-burning stove and air conditioning.

4 bedrooms, including a master suite with dressing room, shower room and toilet.

1 large bathroom with walk-in shower and bath.

1 utility room

2 separate toilets

1 60 m<sup>2</sup> annex

1 recently built swimming pool

Electric gate, electric roller shutters, double glazing.

Compliant septic tank

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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