

New home with a 10-year warranty near Périgueux, featuring 1 hectare of land



EXCLUSIVE

## INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	114 m <sup>2</sup>
Plot Size:	9826 m <sup>2</sup>

## IN BRIEF

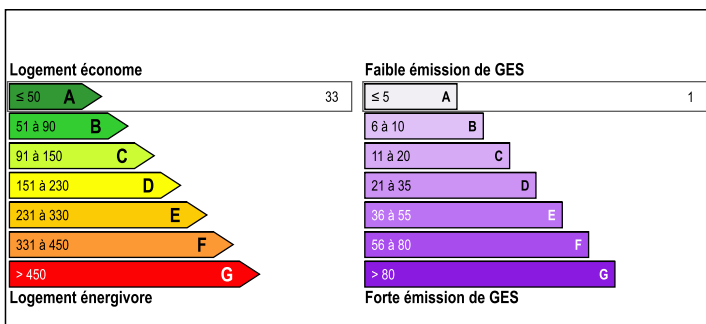
A newly built home from 2021, covered by a 10-year warranty, offering a pleasant living environment and high-quality finishes. You'll love its large, bright living area, 4 bedrooms, separate half-bath, and spacious bathroom.

The house boasts excellent energy efficiency, rated A, thanks to its reversible heat pump heating system and thermodynamic water heater. Equipped with PVC shutters, it combines comfort with energy savings.

Outside, you'll enjoy nearly one hectare of land, perfect for keeping horses or any other outdoor project. The garden with a terrace offers a superb, unobstructed view of the countryside, set in a quiet, lush green environment. A garage with an electric door completes this property.

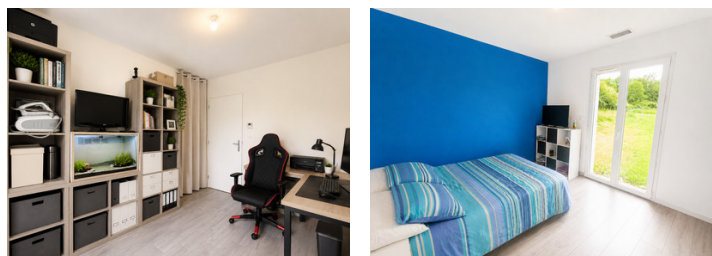


## ENERGY - DPE



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

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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: 2400 EUR**

## NOTES