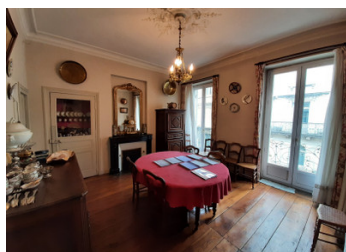


Nine-bedroom house with studio, double garage, cellar and garden in the centre of Périgueux.



INFORMATION

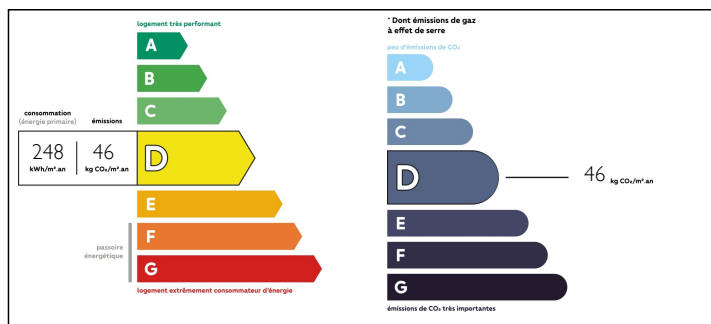
Town:	Périgueux
Department:	Dordogne
Bed:	9
Bath:	5
Floor:	363 m2
Plot Size:	398 m2



IN BRIEF

Beautiful townhouse 363 m2 with character, 3 garages, private garden, cellar, studio and outbuildings. Great potential for this building currently divided into 2 houses. Centre of Périgueux, house in a building of 1870 with parquet floor and moldings. House of 363 m2 composed of 27 rooms on 2 floors. Ground floor: House 1: Office / Living room / Kitchen / Shower room House 2 : Kitchen - Living room - Shower room 1st floor: House 1 : Dining room / 1 bedroom / living room / kitchen / shower room / wc House 2 : 2 bedrooms, one with balcony - Shower room 2nd floor : House 1 : 4 bedrooms / bathroom House 2 : 2 bedrooms - shower room. Large space to be fitted out At the back private garden with 3 garages, studio of 30m2 and outbuildings. Strong potential of housing or commercial investment.

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.



LOCAL TAXES

Taxe foncière: 5566 EUR

NOTES

DESCRIPTION

Beautiful townhouse 363 m2 with character, 3 garages, private garden, cellar, studio and outbuildings.

High potential for this building currently divided into 2 houses.

Centre of Périgueux, house in a building of 1870 with parquet floor and moldings.

House of 363 m2 composed of 27 rooms on 2 floors.

Ground floor: House 1: Office / Living room / Kitchen / Shower room

House 2 : Kitchen - Living room - Shower room

1st floor:

House 1 : Dining room / 1 bedroom / living room / kitchen / shower room / wc

House 2 : 2 bedrooms, one with balcony - Shower room

2nd floor :

House 1 : 4 bedrooms / bathroom

House 2 : 2 bedrooms - shower room. Large space to be fitted out

At the back private garden with 3 garages, studio of 30m2 and outbuildings.

Strong potential of housing or commercial investment.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>