

Périgourdine style house with garden and swimming pool about 10 minutes from Périgueux.



## INFORMATION

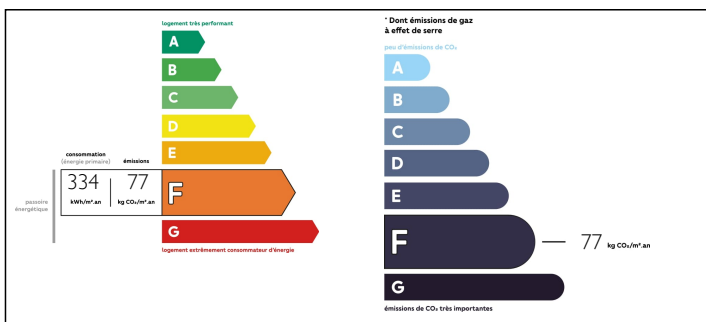
|             |                      |
|-------------|----------------------|
| Town:       | Antonne-et-Trigonant |
| Department: | Dordogne             |
| Bed:        | 4                    |
| Bath:       | 2                    |
| Floor:      | 153 m2               |
| Plot Size:  | 2650 m2              |

## IN BRIEF

Pretty Périgourdine-style house 10 minutes from amenities. House built in the 70s on 2600m2 of enclosed land with trees and a swimming pool. It comprises on one level a lounge - dining room with fireplace, kitchen, 2 bedrooms, 1 shower room | 1 wc. A large conservatory overlooking the garden and swimming pool. First floor: 1 landing leading to 2 bedrooms, 1 shower room with wc and attic space for conversion. On the grounds: 8\*4 swimming pool, 2 garages, garden shed. Possibility of cutting out part of the building plot for resale. A great opportunity, in a very good location, to be discovered without delay.

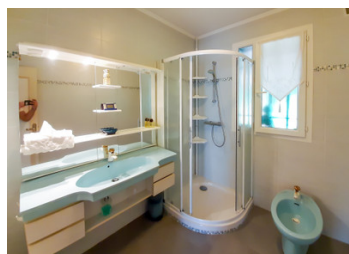


## ENERGY - DPE



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

Pretty Périgourdine-style house 10 minutes from amenities.

House built in the 70s on 2600m2 of enclosed land with trees and a swimming pool.

It comprises on the ground floor a lounge - dining room with fireplace, kitchen, 2 bedrooms, 1 shower room, 1 wc. A large conservatory overlooking the garden and swimming pool.

First floor: 1 landing leading to 2 bedrooms, 1 shower room with wc and attic space for conversion.

In the grounds: 8\*4 swimming pool, 2 garages, garden shed.

Possibility of cutting out part of the building plot for resale.

A great opportunity, in a very good location, to be discovered without delay.

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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: 1070 EUR**

## NOTES