

Pretty Périgord house in a quiet location with stunning views

EXCLUSIVE



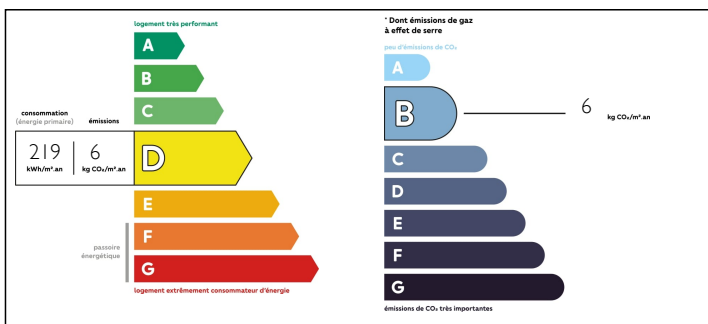
## INFORMATION

|             |              |
|-------------|--------------|
| Town:       | Saint-Astier |
| Department: | Dordogne     |
| Bed:        | 4            |
| Bath:       | 2            |
| Floor:      | 127 m2       |
| Plot Size:  | 1770 m2      |

## IN BRIEF

You will be charmed by this beautiful Périgourdine with uninterrupted views. The ground floor comprises a kitchen, living room, 2 bedrooms, bathroom, WC and cellar. Upstairs, there is a mezzanine, 2 bedrooms and a shower room with WC. There is a pretty, fully enclosed garden of 1770 m<sup>2</sup>, a swimming pool (8x4) and a garage with woodshed. You are 7 km from the market town of St Astier, 17 km from the Auchan shopping centre and 30 km from Périgueux. St Astier has everything you need: shops, doctors, cinema, schools, college, etc. Don't ask any more questions, come and see it for yourself!

## 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>

## NOTES