

Ideal first purchase. Close to the centre of Périgueux and the voie verte walking and cycling route.



## INFORMATION

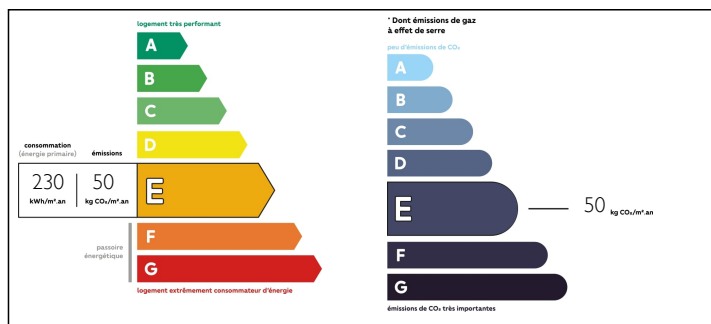
Town:	Périgueux
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	105 m2
Plot Size:	430 m2

## IN BRIEF

This house needs some updating but will seduce you by its volumes and its potential. It comprises on the ground floor a large garage which could be converted to a two bedroom apartment. Upstairs: a fitted kitchen, living room, dining room opening onto covered terrace overlooking Périgueux. 2 large bedrooms, bathroom, wc. The attic can be converted into 2 additional bedrooms. Garden of 400m2 completely closed. Mains drainage.



## 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.



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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: 1450 EUR

## NOTES