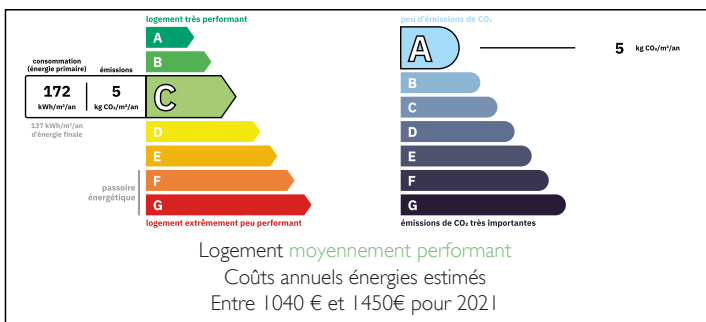


Saint-Astier: Charming single-storey stone house with garden. Just 3 minutes from the center and all amenities



ENERGY - DPE



INFORMATION

Town:	Saint-Astier
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	105 m2
Plot Size:	795 m2

IN BRIEF

Located in Saint-Astier in Dordogne in the white Périgord

105 m² single-storey stone house comprising :

1 large living/dining room, 1 fitted kitchen, 1 study, 1 entrance hall, 2 bedrooms, 1 separate toilet, 1 shower room with toilet, 1 carport, 2 terraces (1 covered).

Beautiful 105 m² single-storey stone house in the commune of SAINT-ASTIER, 5 min walk from the center and 25 min from Périgueux by car.

Features of this house:

- Ground floor
- 1 wood-burning stove and 1 pellet-burning insert
- Electric gate
- Quiet location
- Close to all amenities
- Covered terrace
- Fully enclosed 795 m² plot with 1 manual gate, 1 electric gate and a wicket door.

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

Located in Saint-Astier in Dordogne in the white Périgord

Attractive 105 m² single-storey stone house in the commune of SAINT-ASTIER, 5 min walk from the center and 25 min from Périgueux by car.

This house comprises: 1 large 39 m² living/dining room, 1 12 m² fitted kitchen, 1 spacious 13 m² entrance hall, 2 bedrooms of 10 and 11 m², 1 7 m² study, 1 WC, 1 shower room with walk-in shower, washbasin and WC. Outside, 2 large terraces of 35 and 57 m², 1 of which is covered, and 1 garage.

The assets of this house :

- Ground-level
- 1 wood-burning stove and 1 pellet-burning stove
- Electric gate
- Quiet location
- Close to all amenities
- Covered terrace
- Fully enclosed 795 m² plot with 1 manual gate, 1 electric gate and a wicket door.
- Carport/garage
- Parking spaces
- Possibility of a third bedroom
- Mains drainage
- Double glazing

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

NOTES