LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A3985 1JUV24 Price: 138 999 EUR

agency fees to be paid by the seller

## Lovely house with garden near town centre















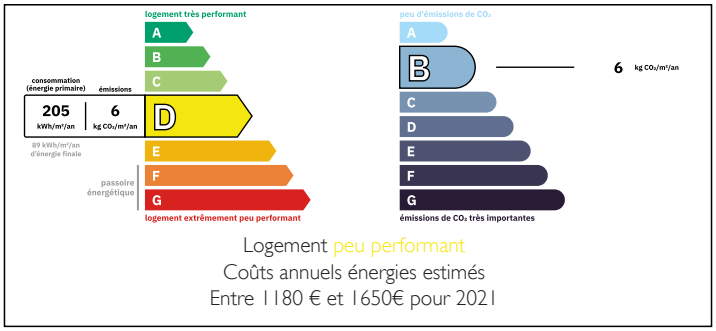
# INFORMATION

| | |
|---|---|
| Town: | Périgueux |
| Department: | Dordogne |
| Bed: | 2 |
| Bath: | 1 |
| Floor: | 74 m2 |
| Plot Size: | 600 m2 |

# IN BRIEF

Come and discover this lovely house in very good condition and close to the centre of Périgueux.

# ENERGY - DPE




Logement peu performant
Coûts annuels énergies estimés
Entre 1180 € et 1650€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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# DESCRIPTION

70 m² house
1 living room/dining room/fitted kitchen.
2 bedrooms
1 dressing room
1 bathroom with walk-in shower.
1 garage + adjoining room
1 garden at the rear of the house

Reversible air conditioning, double glazing, roller shutters, water softener.

All in very good general condition.

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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

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