LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40080OD24 Price: 365 000 EUR

agency fees to be paid by the seller

Renovated townhouse with garden

EXCLUSIVE







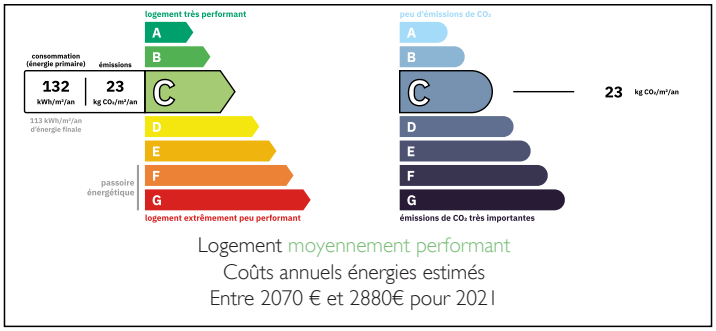








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2070 € et 2880€ pour 2021

INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	6
Bath:	2
Floor:	176 m2
Plot Size:	216 m2

IN BRIEF

Tastefully renovated house in the heart of Périgueux.

Large family house with garden in a quiet neighbourhood of Périgueux.

It comprises:

Ground floor: Entrance hall - living/dining room - fitted kitchen - terrace - wooded garden - WC.
First floor: 3 bedrooms - 1 shower room - balcony - 1 toilet.
Second floor: 3 bedrooms - 1 bathroom - 1 toilet.
Basement: Cellar and laundry room.

Town gas heating with condensing boiler + reversible heat pump on the ground floor and first floor - double glazing - mains drainage - fibre optic broadband.

Enclosed garden with trees, not overlooked, in a

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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40080OD24 Price: 365 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**2174 EUR**

NOTES

DESCRIPTION

Tastefully renovated house in the heart of Périgueux.

Large family house with garden in a quiet neighbourhood of Périgueux.

It comprises:

Ground floor: Entrance hall - living/dining room - fitted kitchen - terrace - wooded garden - WC.
First floor: 3 bedrooms - 1 shower room - balcony - 1 toilet.
Second floor: 3 bedrooms - 1 bathroom - 1 toilet.
Basement: Cellar and laundry room.

Town gas heating with condensing boiler + reversible heat pump on the ground floor and first floor - double glazing - mains drainage - fibre optic broadband.

Enclosed garden with trees, not overlooked, in a quiet location with a brick-built shed.

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

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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr