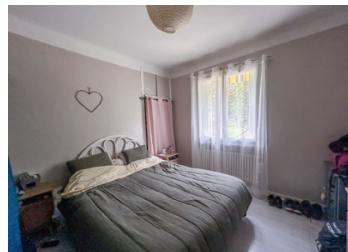


Atur - 3-bedroom house with garden for sale on the outskirts of Périgueux



INFORMATION

Town:	Sanilhac
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	95 m ²
Plot Size:	570 m ²

IN BRIEF

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House with a semi-underground basement comprising:

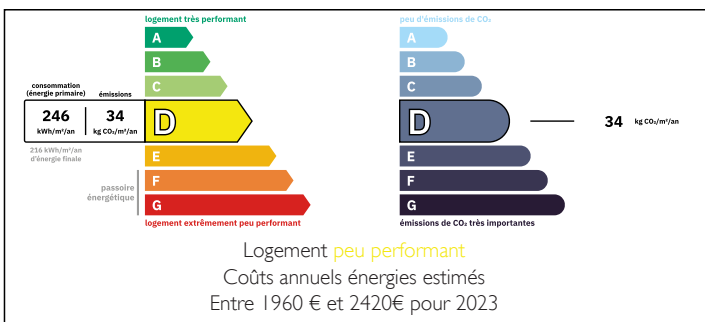
- Upstairs: 1 fitted kitchen opening onto a living/dining room, 1 hall, 3 bedrooms, 1 shower room, 1 toilet and 2 terraces

In the basement: 1 garage, 1 boiler room/laundry room, 1 cellar and 1 storage area

The highlights of this house:

- Double-glazed windows
- Mains drainage
- Town gas heating and wood-burning stove
- Fully fitted open-plan kitchen opening onto a terrace
- 3 lovely bedrooms of approx. 13 m² each
- Enclosed, tree-lined grounds
- 50 m² living area
- Large basement with a 2-car garage and cellar

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

House on the outskirts of Périgueux, located:

- 5 minutes from the centre of Périgueux
- 7 minutes from Périgueux Hospital
- 8 minutes from Périgueux railway station
- 7 minutes from the Leclerc Trélissac la Feuilleraie shopping centre

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



NOTES