LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48176OD24 Price: 395 000 EUR

agency fees to be paid by the seller

Fully renovated Class B townhouse in Vésonne with a garden and garage















INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	144 m2
Plot Size:	343 m2

IN BRIEF

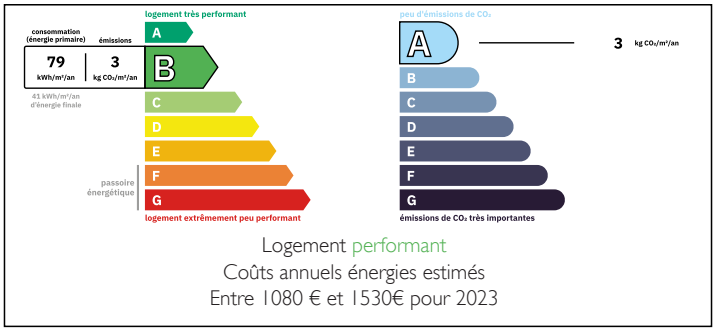
Renovated character property – Vésone neighbourhood

Situated in the highly sought-after Vésone neighbourhood, this property has been tastefully and fully renovated, combining old-world charm with modern comforts.

On the ground floor, an entrance hall leads to a spacious double living room with wooden flooring and a fireplace fitted with an insert. The modern kitchen and dining area open onto a pleasant terrace and a magnificent, tree-lined garden, completely private – a true haven of peace in the city.

Upstairs, there are three large bedrooms with built-in storage, a walk-in wardrobe that could be converted into a study or a fourth bedroom, and a shower room.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1080 € et 1530€ pour 2023

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.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48176OD24 Price: 395 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**2049 EUR**

NOTES

DESCRIPTION

Fully renovated character property with garden – Vésone neighbourhood

Situated in the highly sought-after neighbourhood of Vésone, this elegant character property, tastefully and fully renovated, combines old-world charm with modern comfort in a prime city-centre location.

Upon entering, a hallway leads to a spacious double living room, which is warm and light, enhanced by its wooden floor and a fireplace with an insert. The modern kitchen, which opens onto the dining area, offers direct access to a pleasant terrace and a magnificent garden with trees, completely private from neighbours – a true haven of peace right in the heart of the city.

Upstairs, the sleeping area comprises three large bedrooms with built-in storage, a walk-in wardrobe that could easily be converted into a study or a fourth bedroom, and a shower room.

A garage completes the amenities of this property.

Fully renovated, the house also boasts excellent energy efficiency thanks to its modern fittings, notably a heat pump and a thermodynamic water heater.

A charming house with high-quality fittings, ideal for enjoying a peaceful lifestyle whilst remaining close to the amenities of the town centre.

A rare find in a sought-after neighbourhood – don't delay in viewing it.

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