LEGGETT IMMOBILIER INTERNATIONAL

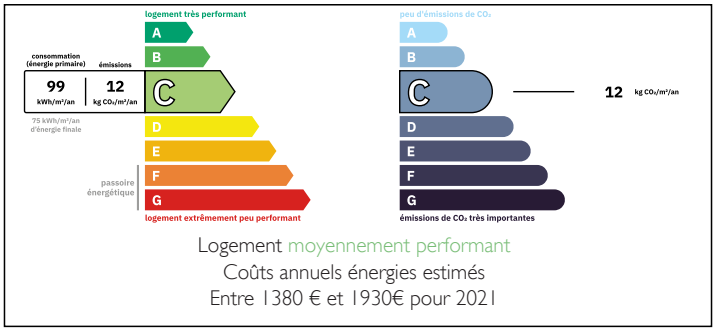
www.frenchestateagents.com

Ref: A48378OD24 Price: 450 000 EUR

agency fees to be paid by the seller

A characterful, elevated house with a large, converted basement and a swimming pool

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1380 € et 1930€ pour 2021

INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	200 m2
Plot Size:	2200 m2

IN BRIEF

Characterful house – Prime location

Ideally situated within easy reach of local amenities, this traditional house impresses with its high-quality build, its charm and its spacious rooms spread over three floors.

The ground floor comprises an entrance hall, a separate kitchen with access to the terrace, a living room with a beautiful open fireplace, a study, a bedroom, a shower room and a separate toilet.

Upstairs, there are three bedrooms, one of which has a study, and a bathroom with a separate toilet.

The spacious, converted basement features a garage, a workshop, storage space, a utility room and a cellar.

Outside, you'll enjoy an enclosed, tree-lined garden situated to...

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.

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LOCAL TAXES

Taxe foncière:	**2365 EUR**

NOTES

DESCRIPTION

Traditional character house – Prime location and high-quality build

Ideally situated within easy reach of local amenities, this beautiful traditional house impresses with its high-quality build, authentic charm and spacious rooms spread over three floors.

The ground floor comprises an entrance hall, a separate kitchen with access to the terrace, a cosy living room featuring a lovely open fireplace, a study, a bedroom, a shower room and a separate toilet.

Upstairs, three bedrooms – one of which includes an office area – and a bathroom with a separate toilet complete the sleeping area.

The spacious, converted basement features a garage, a workshop, ample storage space, a utility room and a cellar.

Outside, you'll enjoy an enclosed, tree-lined garden with a heated swimming pool, perfect for sunny days.

In terms of comfort: double glazing, a videophone, a heat pump for the living room and the first floor, a town gas condensing boiler and a connection to the mains drainage system.

A characterful house combining a sought-after location, high-quality traditional construction and everyday comfort. An ideal property for family life, close to all amenities.

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

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