

Town house to restore in Périgueux of 108 m2 - 3 bedrooms. Garden of 660 m2 and garage. Lots of potential.



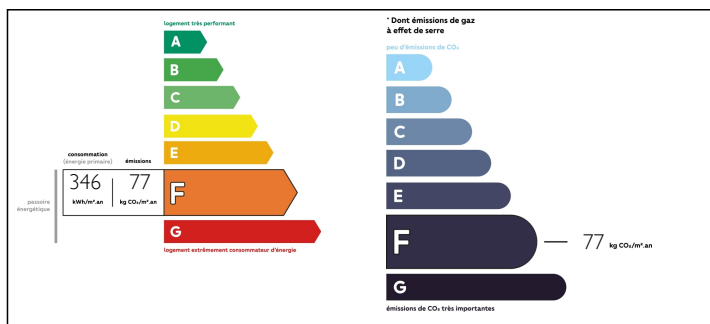
INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	660 m2

IN BRIEF

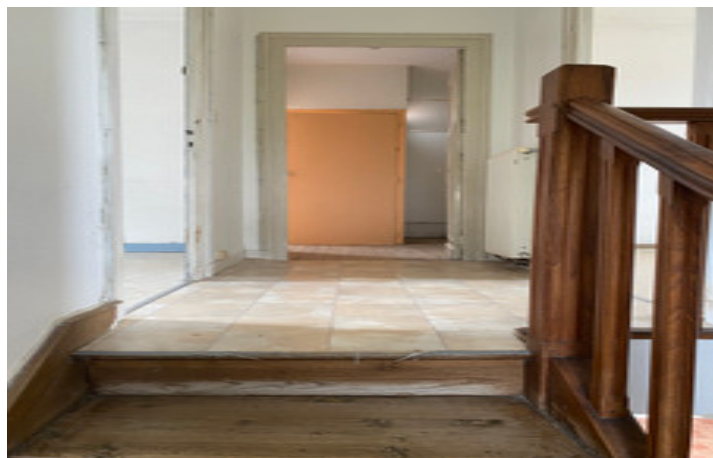
House of 108 m2 to restore in a quiet area of Périgueux, near Boulazac and close to all amenities. On 2 levels and a basement garage, with the possibility of creating 3 bedrooms. Garden of 660 m2.

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 composed of 2 levels with a basement area including a garage.

Level 1: Two rooms that can be transformed into a living room of 27 m² kitchen of 9 m² and its veranda and a bedroom of 12.50m².

Level 2: 2 bedrooms of 11,6 m² and 12,36 m² and 1 independent bathroom - possibility of transforming 1 bedroom into a master suite with a shower room to create of 5,8 m² and a dressing room in addition.

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

LOCAL TAXES

Taxe foncière: 1000 EUR

NOTES