

T3 flat with garage



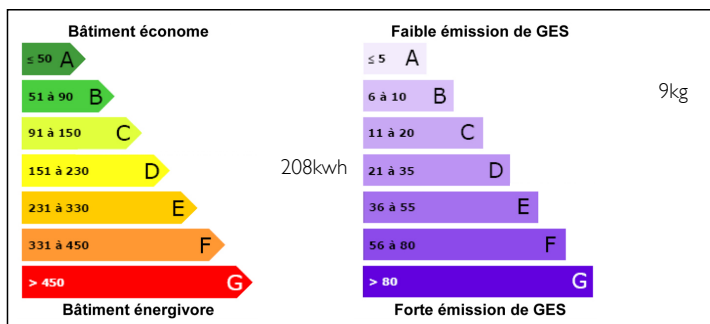
INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	65.68 m2
Plot Size:	0 m2

IN BRIEF

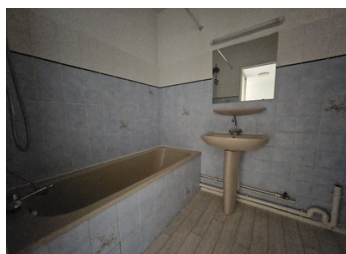
Flat on the 1st floor of a secure residence with garage. This bright, south-facing flat features a well-appointed living room opening onto a balcony with a fitted kitchen. Entrance hall with cupboards, 2 bedrooms opening onto the quiet interior of the residence. Bathroom and separate toilet.

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

T3 flat in the centre of Périgueux, close to all amenities:

Ideal location: This flat is located on the 1st floor of a well-maintained building, offering an ideal location in the heart of Périgueux, close to all amenities.

Well-appointed living space: The flat comprises an entrance hall with storage space, a functional fitted kitchen with access to a balcony, a bright living room offering a convivial living space, and two spacious bedrooms.

Facilities and amenities: A bathroom and separate toilet complete the living spaces. In addition, a private garage with cellar is included, offering additional secure parking and storage space.

Additional features:

Secure electric gate with digicode for controlled access to the residence, guaranteeing residents' safety.

Annual co-ownership charges of 944 euros/year, which probably includes the cost of maintaining the communal areas.

Property tax of 1,048 euros per year.

Potential rental income estimated at €650, which could be attractive for investors looking to generate rental income.

In summary, this T3 flat offers a comfortable and practical living environment in the heart of Périgueux, with well-appointed spaces, modern facilities and an ideal location close to all amenities. A private garage and cellar add further value to this property.

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

LOCAL TAXES

Taxe foncière: 1409 EUR

NOTES