

Single-storey family house at the gates of Perigueux



INFORMATION

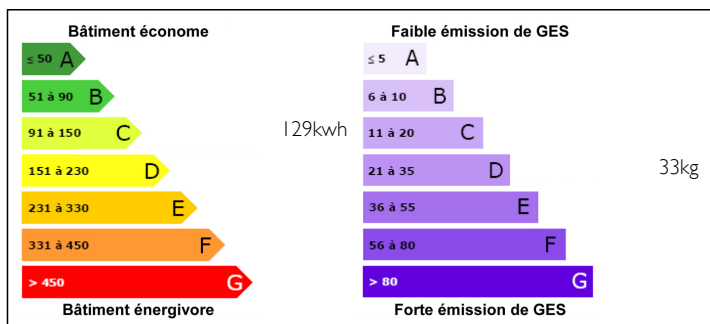
Town:	Coulounieix-Chamiers
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	1400 m2

IN BRIEF

Single storey house of 150 m2 on 1400m2 of land. This house can be suitable for a family or a craft profession. It consists of a fitted kitchen opening onto a dining room, dining room opening onto a terrace, 4 bedrooms including 1 master bedroom with shower room. - bathroom with shower and separate bath and a toilet. - office, boiler room. - Outbuilding of 180 m2 and camper van shelter. Fully enclosed land.



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

At the gates of Perigueux South this large single storey house of 150 m2 will seduce you by its impeccable appearance with quality materials.

Its fully enclosed grounds of 1400m2 with a garage workshop of 180 m2 ideal for storage or craft profession.

It consists of a fitted kitchen opening onto a dining room, dining room with fireplace opening onto terrace, 4 bedrooms including 1 master bedroom with shower room.

- bathroom with shower and separate bath and a toilet.
- office, boiler room.
- covered summer kitchen

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

LOCAL TAXES

Taxe foncière: 2200 EUR

NOTES