

Renovated stone house with garden in the countryside about 29 km from the centre of Périgueux.



## INFORMATION

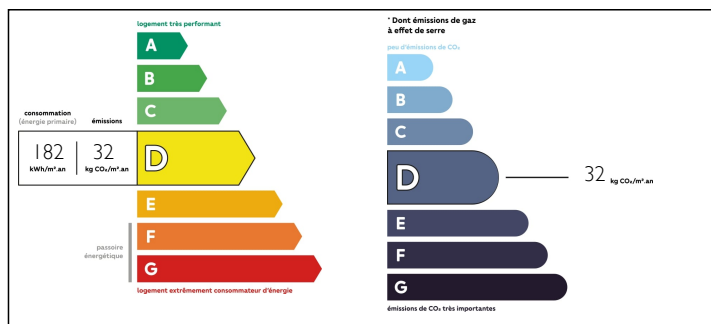
Town:	Coulaures
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	140 m2
Plot Size:	4408 m2



## IN BRIEF

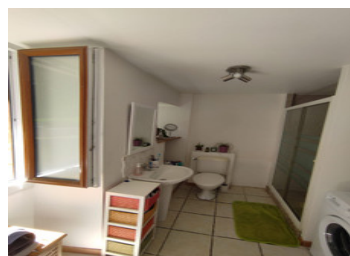
Entirely renovated on a plot of land of more than 4000m<sup>2</sup> flat and planted with trees, this house will seduce you with its mix of authenticity and modernity. House of 140 m<sup>2</sup> including : - A fitted kitchen with fireplace. - A large living room with possibility to add a stove. - 3 bedrooms with view on the garden with fireplace. - 1 shower room with toilet. Quality double glazing, roof and attic insulated. Recent oil heating with condensing boiler. Individual certified sanitation You will find an outbuilding that can be used as a workshop or be rearranged. A large lean-to that can accommodate cars adjoining the house. This house is in a quiet environment in the countryside. Land with trees and a well of 3000m<sup>3</sup>. Very pretty corner of paradise to discover without waiting.

## 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

Entirely renovated on a plot of land of more than 4000m<sup>2</sup> flat and planted with trees, this house will seduce you with its mix of authenticity and modernity.

House of 140 m<sup>2</sup> including :

- A fitted kitchen with fireplace.
- A large living room with possibility to add a stove.
- 3 bedrooms with view on the garden with fireplace.
- 1 shower room with toilet.

Quality double glazing, roof and attic insulated.  
Recent oil heating with condensing boiler.

Individual certified sanitation

You will find an outbuilding that can be used as a workshop or be rearranged.

A large lean-to that can accommodate cars adjoining the house.

This house is in a quiet environment in the countryside. Land with trees and a well of 3000m<sup>3</sup>.

Very pretty corner of paradise to discover without waiting.

## LOCAL TAXES

**Taxe foncière: 770 EUR**

## NOTES