

An old and pretty, stone, 3-4 bedroom house with a courtyard and an outbuilding. In a small rural hamlet.



INFORMATION

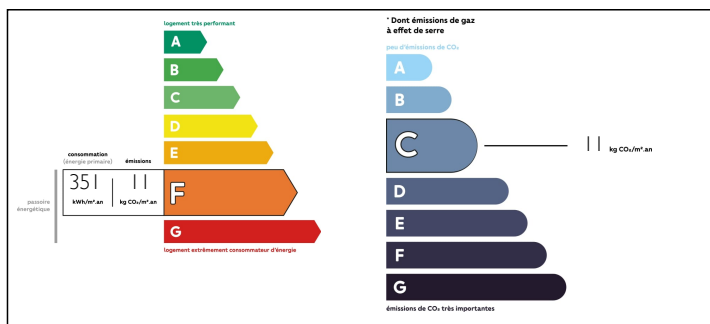
Town:	Coulaures
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	90 m2
Plot Size:	470 m2

IN BRIEF

An ancient rural stone building that was already established on the cadastra Napoléon of 1836, has a pretty, garden courtyard with a mature trees and shrubs that virtually become an extension of the interior open plan sitting room with its large window. Therefore, the house is luminous with three bedrooms and an occasional fourth that also provides access to the 3rd bedroom in the tower. There is a garage, workshop and chicken coop directly opposite, across a quiet side lane. The property has the security of neighbours yet benefits from the seclusion of its pretty courtyard therefore perfect for those who seek low internal and external maintenance yet want some lovely authentic stone features.



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

Ground floor

Small entrance hall 6 m²

Open plan tiled Kitchen/sitting/dining room with large fireplace and wood burner, stone sink, exposed beams and a large luminous sliding window 28 m²

Washroom with shower, washbasin and wc 3 m²

1st Bedroom with fireplace (disused feature) and window 10 m²

Utility/storeroom 5 m²

1st floor

2nd bedroom/access to 3rd bedroom with velux window, parquet floor 20 m²

3rd bedroom with window overlooking courtyard 10 m²

Corridor with wc 2 m²

Bathroom with bath, washbasin and bidet 4,5 m²

4th bedroom with window overlooking the court 10 m²

Outside

Covered summer kitchen extended from the house and bordering the court 15 m²

Outbuilding consisting of:-

Garage and car port

Workshop

Chicken house and run

Amenities

Local shops 10 minutes by car

Nearest SNCF train station 20 minutes

Nearest Airport (Brive or Limoges) approx. 1 hour 10 minutes

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

NOTES