LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A26745DFA24 Price: 165 000 EUR

agency fees to be paid by the seller

# DORDOGNE - COULOUNIEX-CHAMIERS: Family home with large garage 3 km from the center of Périgueux

EXCLUSIVE









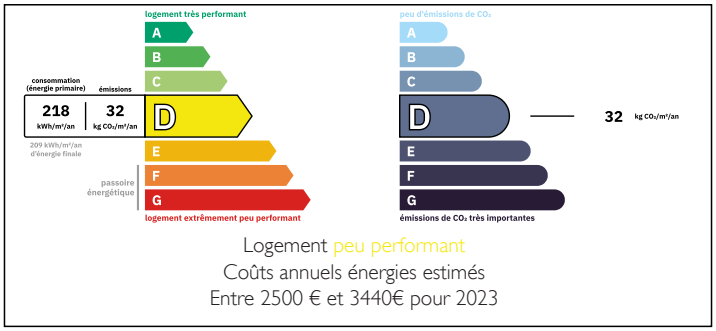








## ENERGY - DPE




Logement peu performant
Coûts annuels énergies estimés
Entre 2500 € et 3440€ pour 2023

## INFORMATION

| | |
|---|---|
| Town: | Coulounieix-Chamiers |
| Department: | Dordogne |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 156 m2 |
| Plot Size: | 385 m2 |

## IN BRIEF

Located in Coulounieix-Chamiers in Dordogne in the white Périgord
4-bedroom family home with large 95 m² garage and 95 m² attic/mezzanine.
House on 3 levels comprising :
- Basement: 1 total surface area of 44 m² with 2 cellars, 1 boiler room and 1 storage space
- Garden level: 1 entrance, 1 study, 1 WC, 1 utility room opening onto the garage, 1 fitted kitchen and 1 living/dining room with direct access to the terrace and garden.
- First floor: 1 hallway with cupboards, 4 bedrooms (1 with balcony), 1 shower room, 1 WC, 1 bathroom with WC.

Completely flat, enclosed grounds with gate.
The kitchen and living/dining room open directly onto the terrace.
1 garage of 95 m² with 1 mechanics' pit and 1 attic/mezzanine of the same size. Adjoining building

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.

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Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

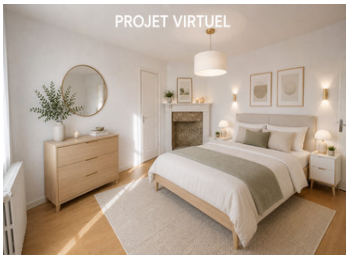
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## DESCRIPTION

Located in Coulounieix-Chamiers in Dordogne in the white Périgord
Assets of this house:

- 10-minute walk to local shops and 3 km from the center of Périgueux
- Fully enclosed grounds with gate
- Electric roller shutters on garden level
- Double-glazed windows
- Fireplace in living room
- Large 95 m² garage with mechanical pit
- Alarm system
- Mains drainage

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

## LOCAL TAXES

| | |
|---|---|
| **Taxe foncière:** | **2300 EUR** |

## NOTES

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