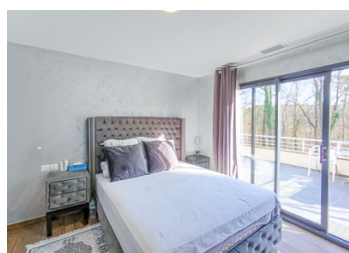


New double house with garden, swimming pool and basement just outside Périgueux



INFORMATION

Town:	Coulounieix-Chamiers
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	217 m2
Plot Size:	1240 m2



IN BRIEF

New double house with great potential on the outskirts of Périgueux, with large living area, garden and swimming pool.

It comprises 2 separate houses.

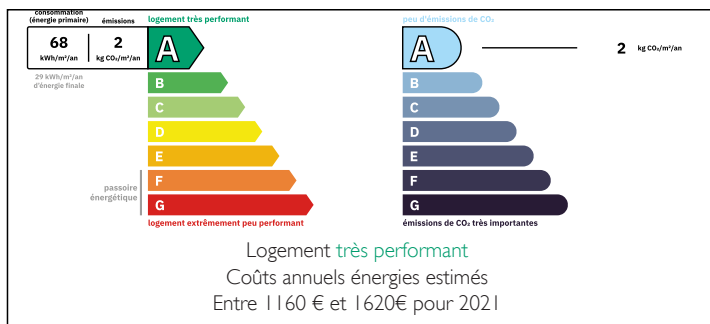
The first: Entrance opening onto a large, bright living room with false ceiling and integrated light fittings with terrace access, 1 beautiful closed kitchen with central pilot, utility room, 3 bedrooms, 1 bathroom with shower, 1 separate toilet.

The second: 1 living room with open-plan kitchen, 1 master suite with terrace access.

The house is built on a large insulated basement of 250m2 with office, ideal for cars or an independent profession.

You can also take advantage of the garden with

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.



LOCAL TAXES

Taxe foncière: 3660 EUR

NOTES

DESCRIPTION

New double house with great potential on the outskirts of Périgueux, with large living area, garden and swimming pool.

It comprises 2 separate houses.

The first: Entrance opening onto a large, bright living room with false ceiling and integrated light fittings with terrace access, 1 beautiful closed kitchen with central pilot, utility room, 3 bedrooms, 1 bathroom with shower, 1 separate toilet.

The second: 1 living room with open-plan kitchen, 1 master suite with terrace access.

The house is built on a large insulated basement of 250m2 with office, ideal for cars or an independent profession.

You can also take advantage of the garden with swimming pool, pool house and summer kitchen.

House built in 2022 with no work required, air-to-air heat pump heating, low energy consumption, double glazing, electric shutters, visio electric gate.

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