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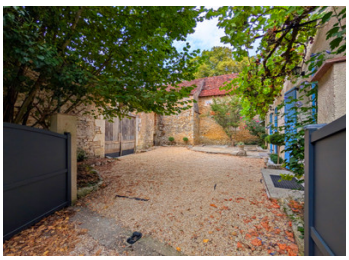
Ref: A39459SUG24 Price: 245 000 EUR

agency fees to be paid by the seller

A beautifully restored C17th/18th Maison de Maître with a courtyard and barn in a historic riverside village

EXCLUSIVE















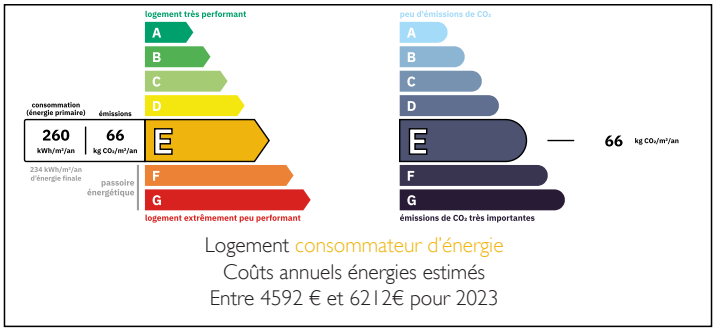
INFORMATION

Town:	Coulaures
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	155 m2
Plot Size:	218 m2

IN BRIEF

A stunning Maison de Maître with a pretty, stone courtyard, next door to a castle and backing on to a pretty square in a riverside village steeped with history. The property has been painstakingly restored using the highest quality materials and craftsmanship and the kitchen is equipped with top of the range appliances. The house has many period features, luminous bedrooms with tall windows and an eminence, yet free from heavy garden commitments.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4592 € et 6212€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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LOCAL TAXES

Taxe foncière: **749 EUR**

NOTES

DESCRIPTION

Ground floor
Kitchen 20 m²
Utility room with w/c 4.5 m²
Dining room with large stone fireplace and wood burner 22 m²
Large sitting room with large fireplace and wood burner 30 m²

1st floor (wood parquet flooring throughout)
Landing 15 m²
1st Bedroom with 2 windows overlooking square and courtyard 20 m²
Ensuite bathroom w/c, wash basin and shower 6 m²
2nd Bedroom 10 m²
Ensuite dressing (with sanitary connections) 6.5 m²
3rd Bedroom 3 with window overlooking courtyard 19 m²
Ensuite washroom with w/c, wash basin and shower 2.5 m²

Oil central heating

Outside
Large barn area across the courtyard from the house 70 m²

The river, short walk
Nearest village bakery, restaurant, short walk
Nearest local supermarket 7 minutes by car
Nearest SNCF train station 18 minutes by car
Nearest Airport (Limoges) 1hr 10 minutes by car

Close to many historic sites including Château Hautefort, Tourtoirac Caves, and Lascaux prehistoric cave paintings

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

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