

Coulounieix-Chamiers – A family home in a peaceful setting with views of the countryside, near Périgueux



INFORMATION

Town:	Coulounieix-Chamiers
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	123 m2
Plot Size:	1300 m2



IN BRIEF

On the outskirts of Périgueux, a family home combining comfort, tranquillity and proximity to local amenities.

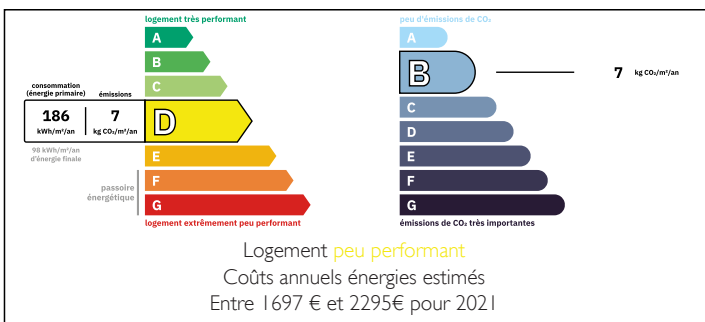
A two-storey house comprising:

- Ground floor: a fitted kitchen, a living/dining room, a garage and a terrace.
- First floor: three bedrooms, one of which has an en-suite shower room, a toilet, a shower room and a study.
- Outside: 1 garden shed

The highlights of this house:

- Less than 5 minutes from the centre of Périgueux and the village of Coulounieix
- Peaceful setting with views of the countryside
- Wooded and fully enclosed grounds with an electric gate and side gate
- 3 bedrooms, 1 of which has an en-suite shower room, with the potential to create a 4th

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

Just a few minutes from Périgueux, discover this lovely family home set in peaceful, leafy surroundings. With its 3 bedrooms, large 60 m² terrace offering beautiful views of the countryside, and a host of amenities, it provides a comfortable and peaceful living environment.

The house is spread over two floors and comprises:

- Ground floor: a fitted kitchen, a living/dining room, a garage and a terrace.
- First floor: three bedrooms, one of which has an en-suite shower room, a toilet, a shower room and a study.
- Outside: 1 garden shed

The highlights of this house:

- Less than 5 minutes from the centre of Périgueux and the village of Coulounieix
- Quiet surroundings with views of the countryside
- Wooded and fully enclosed grounds with an electric gate and side gate
- 3 bedrooms, 1 of which has an en-suite shower room, with the possibility of creating a 4th
- Aluminium window frames with double glazing
- Mains drainage
- Fitted kitchen with access to the terrace
- Beautiful 60 m² terrace with views of the countryside
- Garden shed
- Garage with utility area and electric garage door
- Dual-flow mechanical ventilation system and thermodynamic water heater
- Living room with a fireplace, adding plenty of character

Translated with DeepL.com (free version)

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

NOTES