

Coulounieix-Chamiers. A charming Périgord-style house with 3 bedrooms, on the outskirts of Périgueux.



INFORMATION

Town:	Coulounieix-Chamiers
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	107 m2
Plot Size:	965 m2

IN BRIEF

An ideal home for a practical and comfortable lifestyle. Just a few minutes from Périgueux, discover this charming Périgord-style house, ideally situated close to all amenities. Perfectly maintained, it offers a pleasant and practical living environment, featuring, in particular, a bedroom on the ground floor.

A Périgord-style house on two levels comprising:

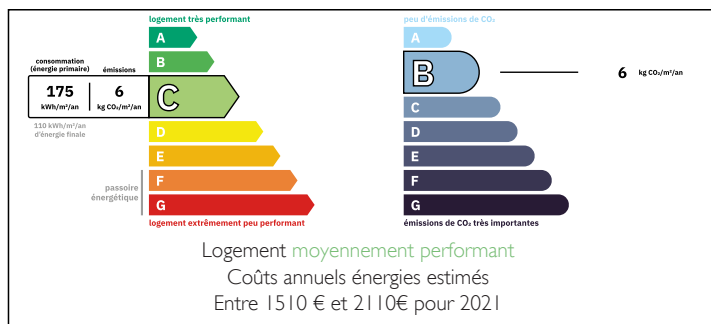
- Ground floor: 1 entrance hall, 1 lounge/dining room, 1 fitted kitchen, 1 bedroom, 1 bathroom, 1 WC and 1 garage with a utility area.
- First floor: 2 bedrooms, 1 landing, 1 shower room/WC and 1 walk-in wardrobe.

Key features:

- Newly fitted kitchen (2024)
- Reversible heat pump with air conditioning (2022)
- Fully enclosed grounds
- Electric vehicle charging point
- Bedroom on the ground floor



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.



NOTES

DESCRIPTION

An ideal home for a practical and comfortable lifestyle. Just a few minutes from Périgueux, discover this charming Périgord-style house, ideally situated close to all amenities. Perfectly maintained, it offers a pleasant and practical living environment, featuring in particular a bedroom on the ground floor and a range of modern fittings.

A Périgord-style house on two levels comprising:

- Ground floor: 1 entrance hall, 1 lounge/dining room, 1 fitted kitchen, 1 bedroom, 1 bathroom, 1 WC and 1 garage with a utility area.
- First floor: 2 bedrooms, 1 landing, 1 shower room with WC and 1 walk-in wardrobe.

An immaculate, very well-maintained house on the outskirts of Périgueux

Key features:

- Newly fitted kitchen (2024)
- Reversible heat pump with air conditioning (2022)
- Fully enclosed grounds
- Electric vehicle charging point
- Ground-floor bedroom
- Close to all amenities, schools, doctors' surgeries and shops
- Close to the railway station and the A89 motorway
- Péribus bus stop nearby
- Close to the greenway
- Mains drainage

Thanks to its prime location on the outskirts of Périgueux, its modern fittings and its proximity to shops, schools, amenities and transport links, this house is ideal for both a family and a couple looking for a practical and comfortable home.

A wonderful opportunity – don't delay in viewing!

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