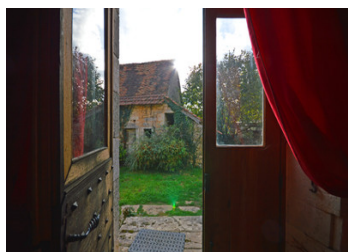


Old stone house with courtyard, three barns, two wells, interior period character. On the edge of a hamlet.

EXCLUSIVE



INFORMATION

Town:	Coulaures
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	180 m2
Plot Size:	1292 m2

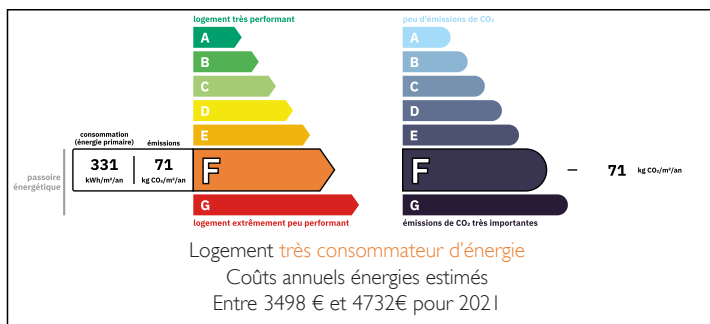
IN BRIEF

A 17th-18th century house, already established and virtually unchanged since the cadastre Napoléon of 1836 thus an old and very pretty 3 bedroom stone longère périgordine that has been attractively restored inside, with hand painted baroque style wall patterns and carved moldings that gives it a provincial period feel and approximate epoch of the house.

The property is separated from a hillside hamlet by its own garden wall, beyond which is the house and courtyard with a detached barn opposite and a nice sized garden that borders a neighbouring walnut orchard beyond.

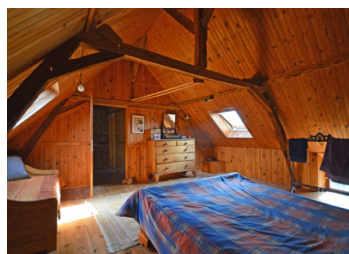
This is a perfect property for those seeking a touch of period living with exposed beams and large open plan rooms yet with lots of scope left to continue the current owners' projects in the barns and garden.

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: 196 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Ground Floor

Large luminous old style kitchen and dining room with large window 42.5 m²

Huge sitting room with carved stone fireplace, exposed beams and stone walls old stone sink 54 m²

1st Floor (halfway up staircase)

Bedroom 1 (currently used as a studio) pine panelled throughout, window 14 m²

Bedroom 2 with velux windows, wooden floor and exposed roof timbers 22 m²

1st Floor (continued at the top of staircase)

Landing, exposed roof timbers and pine panelling 4 m²

Bathroom tiled with window, w/c, bath/shower and washbasin, exposed roof timbers 5.2 m²

Bedroom 3 with 2 windows exposed beams and pine panelling 21.3 m²

Basement

Large cellar with stone floor 50 m²

Barn 1 (attached to the house) with stone pisé floor 47 m²

Barn 2 (attached to barn 1) ground floor 52 m², upper space (roof insulated) with window 34.5 m²

Covered wing attached to barn 2 (open sided) with cistern well within

Outside

Barn 3 detached opposite house with bread oven within (currently disused) 17.3 m²

2 stone pig sties built as a wing to barn 3 courtyard side

Stone lean-to shed used as a car port with stone floor as wing to barn 3 outside the courtyard.

Two cistern wells

Amenities

Brive-Dordogne Valley Airport 60 minutes