

Nice habitable semi detached stone house with 3 bedrooms. Small courtyard garden, plus a barn and a field.



INFORMATION

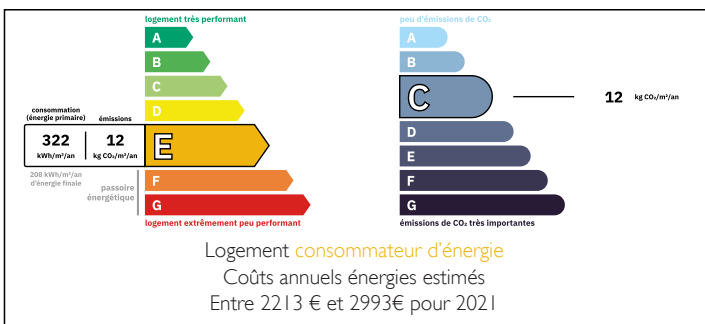
Town:	Coutures
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	120 m ²
Plot Size:	3435 m ²



IN BRIEF

This habitable stone semi-detached house has a lovely cosy living room with a wood burning stove, a kitchen plus 3 good sized bedrooms upstairs, the top floor bedroom also has enough space to be used as an office. The sunny veranda is currently used as a dining room. There is a shower room with WC on the ground floor. The property has a large lockable barn/workshop with an upper section that is ideal for storage in the field just across the small village road. Coutures has a very nice restaurant and is a 5 minute drive from Verteillac which has all your daily needs, boulangerie, small supermarket, bank, post office plus bars/restaurants, weekly market and a fantastic monthly brocante !

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

IN GREATER DETAIL :

Downstairs -:

Kitchen - 12.95m²

Living room - 19.75m² (with built-in cupboard and wood burning stove.)

Veranda - 12.90m²

Shower room - 5.90m²

Toilette - 2.10m²

First floor -:

Landing - 2m² (with built-in cupboard)

Bedroom 1 - 18.10m² (with built-in cupboard)

Bedroom 2 - 10m² (with built-in cupboard)

Second floor -:

Bedroom with office space - 36m²

Barn downstairs separated into 2 rooms -

first room - 20.88m²

second room - 27.55m²

Barn upstairs one large room - 50m²

Small courtyard garden in front of the house 265m²

Field across the small village road in front of the house - 3170m².

Taxe foncière - 660€.

LOCAL TAXES

Taxe foncière: **660 EUR**

Taxe habitation: **EUR**

NOTES

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