

90 m2 house to renovate, with a large garden.



## INFORMATION

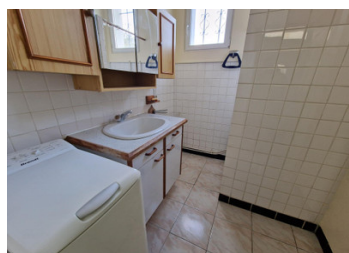
Town:	Coulounieix-Chamiers
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	1820 m2

## IN BRIEF

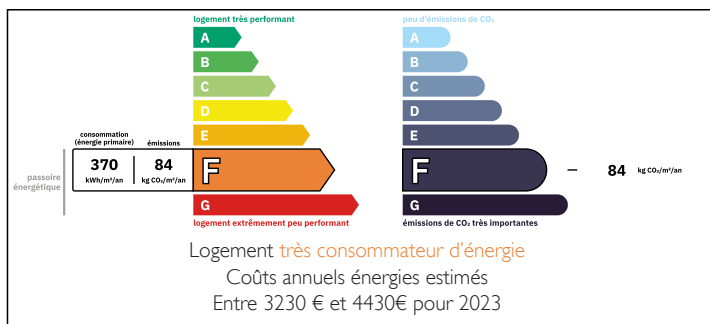
This turn-of-the-century house, close to all the shops and nursery and primary schools, will appeal to you thanks to its location.

You can give free rein to your imagination by renovating it to make a large family home. Its outbuildings make it ideal for storage or an artist's studio.

Péribus service nearby.



## 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

This house dating from the beginning of the century is ideally located close to all shops as well as kindergarten and primary schools, thus offering a practical and family living environment. Its privileged location makes it an attractive property for those seeking daily convenience.

This house has interesting potential for those who wish to renovate it and make it a large family home. With a little imagination and work, it could be transformed into a spacious and comfortable living space, perfect for hosting a family.

The outbuildings of the house are an additional asset, offering additional storage space or the possibility of creating an artist's studio, according to the needs and desires of the owners.

Moreover, the proximity of Péribus, the public transport network of Périgueux, adds to the attractiveness of this property, thus offering easy access to the various amenities and attractions of the region.

In short, this home offers exciting renovation potential in a convenient location, making it an unmissable opportunity for those looking for a home to transform according to their own tastes and needs.

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

## LOCAL TAXES

**Taxe foncière: 985 EUR**

**Taxe habitation: EUR**

## NOTES