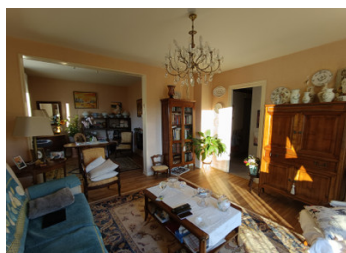
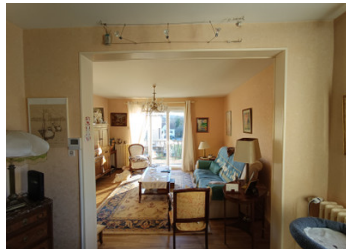


House with garden, basement and outbuilding



INFORMATION

Town:	Coulaures
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	140 m2
Plot Size:	1900 m2

IN BRIEF

Beautiful renovated 70s house with garden, basement and outbuildings, full of potential.

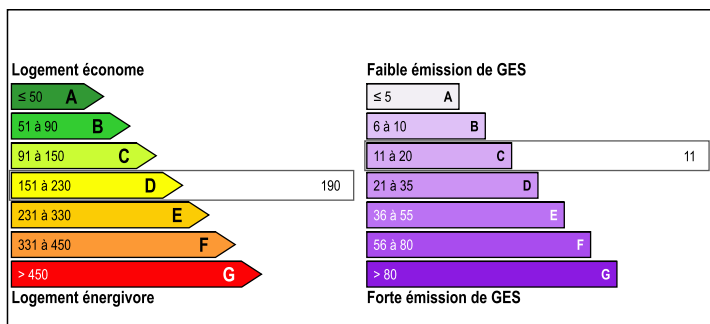
Come and discover this lovely opportunity on the market in the commune of Coulaures.

The house comprises a bright double lounge, closed kitchen, 2 bedrooms, 1 study, 1 shower room and a large heated conservatory.

In the extension, a covered courtyard leading to an outbuilding of an old workshop that could be renovated into independent accommodation.

A vast, partly converted basement in need of renovation, with a living room, 1 bedroom, 1 shower room and a utility room. The rest is an old joiner's workshop with storage space, cellars, garage and covered garden shed.

ENERGY - DPE



The house is set in pretty, wooded, fenced grounds

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

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The house is set in pretty, wooded, fenced grounds of 2000 m2 with a borehole and water recovery tank.

Air/water heat pump heating, double glazing with solar blinds, mains drainage.

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>

LOCAL TAXES

Taxe foncière: 1040 EUR

Taxe habitation: EUR

NOTES