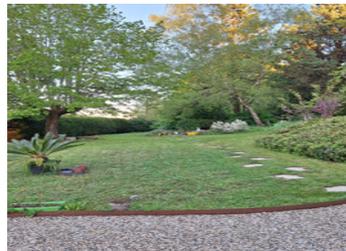


Family house - Panoramic view of Périgueux



INFORMATION

Town:	Coulounieix-Chamiers
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	130 m ²
Plot Size:	3478 m ²

IN BRIEF

Basement

- Toilet
- Garage** (space for several vehicles)
- Boiler room** (technical room with new boiler)
- Cellars** (storage)

Laundry room

. Garden level

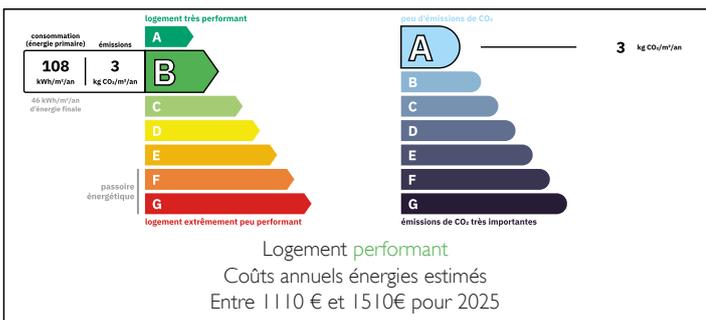
- Entrance hall with wardrobe** (storage space)
- Recently fitted and equipped kitchen** (closed)
- Living room** (lounge/dining room opening onto large terrace)
- Toilet** (separate)
- Shower room with wc
- Four bedrooms** (each with windows overlooking the outside)

Outside

- Garden (possibility of creating a vegetable garden or relaxation area)

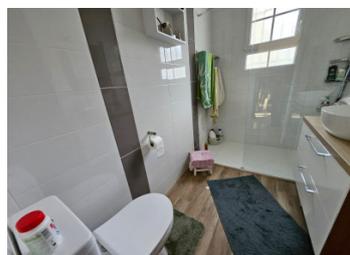
Swimming pool

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

Building for residential use - Panoramic view of Périgueux** (France)

Situated on the heights, this building offers an uninterrupted view over Périgueux. Its leafy setting and poolable garden make it a pleasant and peaceful place to live.**

Basement: Functional and practical**

- Garage** : Large capacity, can accommodate several vehicles.
- Boiler room** : Fitted with a new boiler, guaranteeing efficient heating.
- Cellars** : Ideal storage space for wine, provisions or other equipment.
- Laundry** : A practical and organised area for laundry.
- Toilets** : Additional convenience in the basement.

Garden level: Comfort and modernity**

- Entrance hall with wardrobe** : Optimised storage space right from the reception area.
- Enclosed, recently fitted and equipped kitchen** : Functional and modern, perfect for cooking enthusiasts.
- Spacious living room** : Bright living room with direct access to a large terrace, ideal for outdoor meals.
- Shower room with WC** : Modern and well-equipped.
- Separate toilet** : For greater everyday convenience.
- Four bedrooms** : Spacious, each with windows offering plenty of light and uninterrupted views.

Outside: A jewel of greenery**

- Garden with trees all around the house** : A pleasant natural setting, with the possibility of creating a vegetable garden or a relaxation area.
- Land suitable for swimming pool** : Opportunity to install a swimming pool.

LOCAL TAXES

Taxe foncière: 2700 EUR

Taxe habitation: EUR

NOTES