

Spacious house, isolated eagle's nest on the hill with exceptional views of Périgueux.



INFORMATION

Town:	Coulounieix-Chamiers
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	256 m ²
Plot Size:	35000 m ²

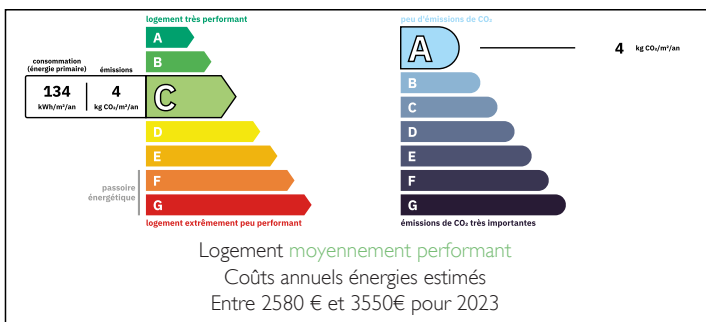
IN BRIEF

Panoramic view of Périgueux!

Perched on 35,000 m² of wooded land, this spacious 261 m² house offers exceptional views. It comprises 12 rooms including 4 or 5 bedrooms. Two bathrooms, 2 toilets, a mezzanine, and a large living room opening onto a 43 m² northwest-facing terrace. Heating by heat pump and open fireplace. Two large garages, cellar, electric gate. Insulated attic and cellar. Outbuildings of over 40 m². Well-maintained and ready to move into. A quiet and green setting, ideal for a family or a gîte project. Visit our website for more details.

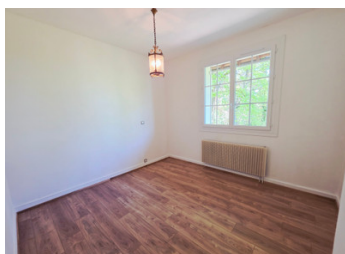


ENERGY - DPE



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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: 5800 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Nestled in the heart of a magnificent 35,000 m² plot, this 261 m² house combines space, light, and tranquility just a few minutes from Périgueux.

It is composed as follows:

On the ground floor: An entrance hall, a living room, and a dining room of approximately 60 m².

A 9 m² laundry room, a 23 m² kitchen, a 4.5 m² office, a 9.6 m² bedroom. Another laundry room of approximately 5 m². A shower room, a hallway and a toilet.

Upstairs: A 20 m² mezzanine, a toilet, a 14 m² bedroom, a dressing room, a 10 m² office, a third 17.5 m² bedroom and a fourth 39 m² bedroom that can be divided. A 6 m² dressing room, a bathroom with a corner bathtub. An attic.

In the basement: Cellar of approximately 120 m², boiler room, workshop, potential toilet, two garages of 30 m². Plus a 30 m² shed.

Finally, an outbuilding on the grounds of approximately 45 m² to be renovated according to your needs.

In short:

4 to 5 bright bedrooms, including one on the ground floor.

Two bathrooms and 2 separate WCs.

A mezzanine, a large living room, and several spaces that could be used as an office, games room, or library.

A 43 m² northwest-facing terrace allows you to enjoy the sun throughout the day, while benefiting from breathtaking views of the Périgord countryside.

Features include:

Heat pump and open fireplace,

Double-glazed tilt-and-turn PVC windows,

Insulated attic (blown glass wool) and insulated cellar ceiling,

Three garages, cellar, and electric gate.

A few refurbishment works (wallpaper, drainage to...