

A 3 bedroom house with a barn and garden overlooking the bridge and river in a medieval riverside village

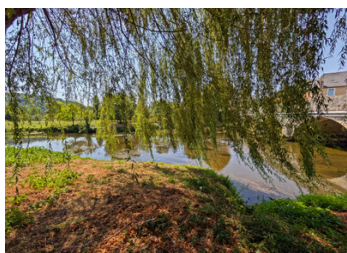


INFORMATION

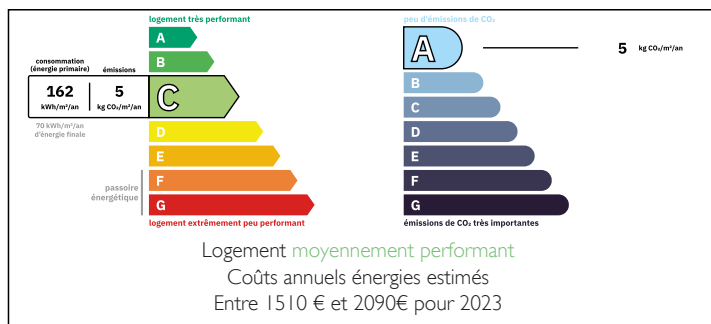
Town:	Coulaures
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	122 m2
Plot Size:	754 m2

IN BRIEF

A lovely village house with an outbuilding overlooking a bridge across the river in a pretty village with its medieval chapel, church and castle. It also overlooks riverside meadows and poplar trees stretching into the distance. There is a terrace that overlooks a garden that has enough space for an above ground pool if wanted, and has a small fish pond.

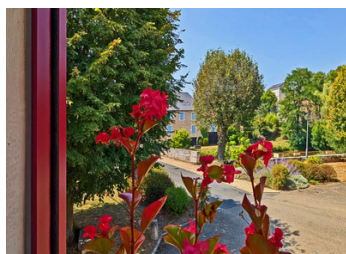


ENERGY - DPE



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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.



DESCRIPTION

Ground floor

Sitting room 28 m²

Kitchen/dining room (opening onto the terrace) 35 m²

Utility room 10 m²

Garage workshop 26 m²

First floor

1st bedroom 11 m²

W/c with washbasin 2 m²

2nd bedroom 13 m²

Washroom with shower, washbasin, bidet and w/c 5 m²

3rd bedroom 15 m²

Outbuildings

Garage and workshop 31 m²

Garden with small fishpond and a space for a swimming pool

Local shop/restaurant and 1 minute on foot

Local supermarket 7 minutes by car

Nearest SNCF train station (Thiviers) 18 minutes by car

Nearest airport (Limoges) approx 1 hour by car

NOTES

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