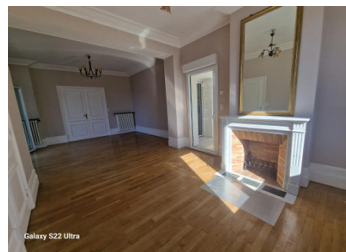


Pleasant four-bedroom town house with basement including a garage. Two terraces. Garden. No work required.



INFORMATION

Town:	Coulounieix-Chamiers
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	140 m ²
Plot Size:	430 m ²



IN BRIEF

Attractive single-storey house, well located and with no work required.

Close to all amenities.

Despite the presence of neighbors, the property remains very private.

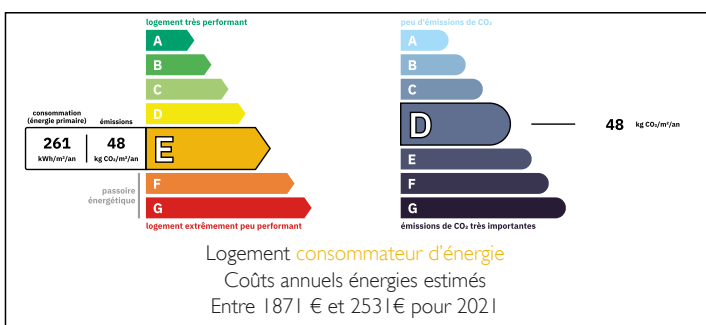
Two beautiful terraces/balconies allow you to enjoy the outdoors.

The house comprises 4 bedrooms, a shower room with washbasin and toilet, a separate toilet, a bathroom with washbasin, a large living/dining room, a separate kitchen opening onto a large balcony, cellars and a garage under the house, as well as a second independent garage with cellar.

A gate gives access to the house and to an outside parking space.

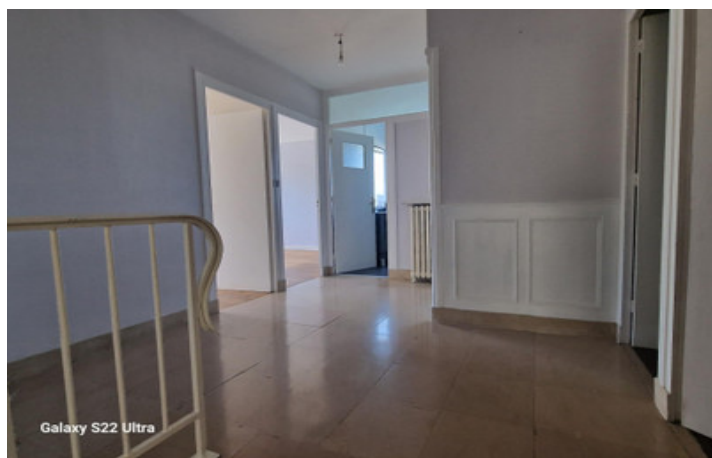
A lovely family home with no work required.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

This magnificent house of about 140 m² will seduce you with its many assets and great comfort. Ideally located in a quiet and central area, it offers proximity to all shops.

A large living/ dining room of 33 m² with fireplace and parquet floor, giving access to a large private balcony/ terrace.

A kitchen of 12 m².

A bright entrance hall of 6 m².

A 9 m² night hall serving three bedrooms of various sizes (10 m², 10 m², 12 m²).

A bathroom with sink of 4 m².

A shower room with sink of 2 m².

A separate WC.

In addition, another bedroom with a sink and a large closet, as well as a separate toilet (12 m² + 2 m²), could have its own entrance.

Cellars and a garage are located under the entire house, providing generous storage space.

Access to the property is via a gate, and the garden, isolated and fenced, guarantees your privacy. A second building with a garage and cellars is accessible by a second gate.

The house is equipped with double glazing with electric shutters at the back and shutters in front, ensuring both insulation and security. The heating is city gas, and the house is connected to the mains sewer. Finally, the roof is in excellent condition, ensuring a good longevity and little work to be expected in this area.

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