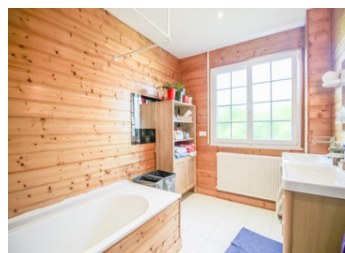
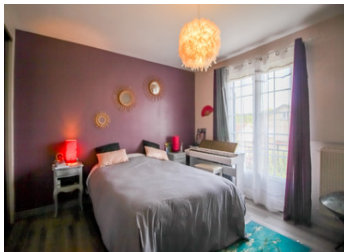
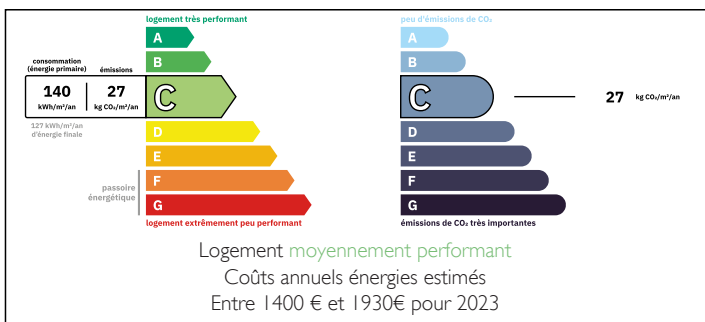


Family town house in perfect condition



ENERGY - DPE



INFORMATION

Town:	Coulounieix-Chamiers
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	144 m2
Plot Size:	350 m2

IN BRIEF

House built in 1968

Traditional framework and roof in perfect condition.

Solar panels. Surplus sold to EDF: €400 in 2023.

Reversible air conditioning on the ground floor, 2 split air conditioners upstairs.

Town gas heating (no longer used since installation of solar panels in 09/2022).

Double glazing throughout.

Attic insulation: 2 layers of 20cm crossed. DPE C

Sanitation: septic tank. Estimate for connection to
mains drainage: 6500€.

Ground floor :

Entrance with WC

Very bright 30m² living/dining room

Fully equipped kitchen of 13m², renovated in 2019, including appliances.

Laundry room of 7m².

First floor:

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.

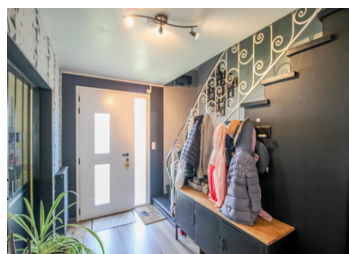
Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

1 chalet of 20m² on concrete slab.

<: hntoolshed

The garden is very pleasant with trees and flowers.

At the rear,...



DESCRIPTION

Charming family home with wooded garden

Situated in a peaceful setting, this cosy house offers the ideal living environment for a family. Built in 1968, it has been carefully maintained and benefits from a host of modern features.

A bright, functional interior

- Ground floor:
 - Entrance hall with WC
 - Spacious, light-filled 30 m² living-dining room
 - 13 m² fully-equipped kitchen, renovated in 2019
 - 7 m² utility room
- First floor:
 - Four bedrooms (10, 12, 13 and 14 m²)
 - 7 m² study
 - Separate shower room and WC

Comfort and energy savings

- Traditional framework and roof in perfect condition
- Solar panels with surplus sold to EDF (€400 in 2023)
- Reversible air conditioning on the ground floor and two split air conditioners upstairs
- City gas heating (not used since the solar panels were installed)
- Double glazing throughout the house
- Reinforced attic insulation with two cross-layers of 20 cm (DPE: C)

Pleasant, well-appointed exterior

- Fully enclosed garden with trees and flowers
- Wicket gate at the front and gate at the rear leading to a carport (parking possible in front)
- Tiled terrace to rear
- 20 m² chalet on concrete slab
- Tool shed

Sanitation:...

LOCAL TAXES

Taxe foncière: 2400 EUR

Taxe habitation: EUR

NOTES