

Main house plus small house, garage, wrokshop, garden and a small wood set in avery peaceful setting.

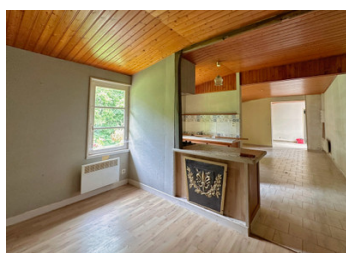


INFORMATION

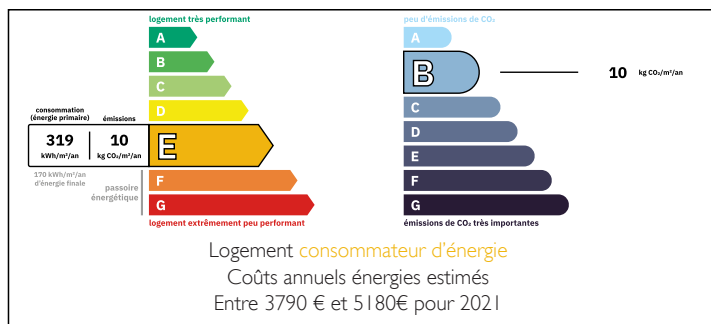
Town:	Coutures
Department:	Dordogne
Bed:	7
Bath:	2
Floor:	300 m2
Plot Size:	25321 m2

IN BRIEF

Large 5 bedroomed property with a smaller 2 bedroomed house set in a quite location close to the village of Coutures with it's excellent restaurant ! This old house is in need of refurbishment to restore it to its former glory and give it back all its charm. The nearest villages with amenities are Verteillac 5.5km, Ribérac at 12.5km and the city of Périgueux is 40km form the property. The TGV train station of Angoulême is 50km and the nearest airports are Bergerac at 73km, Limoges at 102km and Bordeaux at 145km.

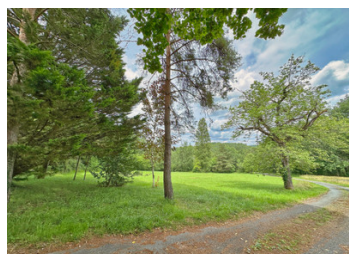


ENERGY - DPE



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 foncière: 2563 EUR

Taxe habitation: 611 EUR

NOTES

DESCRIPTION

The property in greater detail :

Main house.

Ground floor -

Kitchen - 14.35 m²

Back kitchen - 13.05 m²

Living room - 36.80 m²

Hall - 4.50 m²

WC - 1.50 m²

Dining room - 20.90 m² (with open fireplace)

Garage - 24.90 m².

Covered terrace area - 41.95 m²

Upstairs -

Hall - 6.45 m²

Bedroom - 12.05 m²

Room - 15.60 m²

Bedroom - 14.15 m²

Bedroom - 13.50 m²

Bedroom - 13.85 m²

Hall - 3.05 m²

WC - 1.60 m²

Bathroom - 15.70 m².

Smaller house single storey -

Entrance hall 9.50 m²

Shower room - 4.10 m²

WC - 1.80 m²

Living room - 16.90 m²

Kitchen/dining room - 17.95 m²

Storage room 8.25 m²

Hall - 18.50 m²

Bedroom - 16.40 m²

Bedroom - 17.10 m²

Room - 3.05 m² (could be made into a shower room, connections in place)

Workshop - 86.20 m²

Store room - 20.90 m²

Covered terrace - 26.80 m².

Garden and woods - 21 440 m².