

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



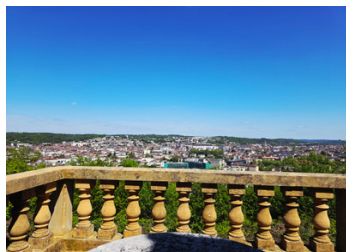
INFORMATION

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

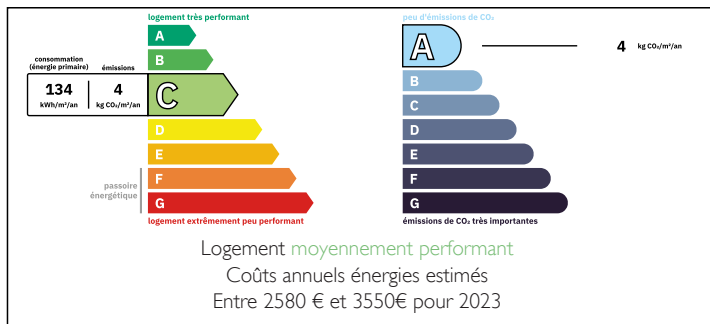
IN BRIEF

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.

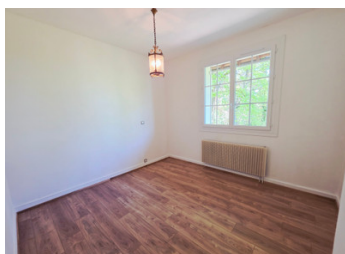


ENERGY - DPE



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: 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...