

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



INFORMATION

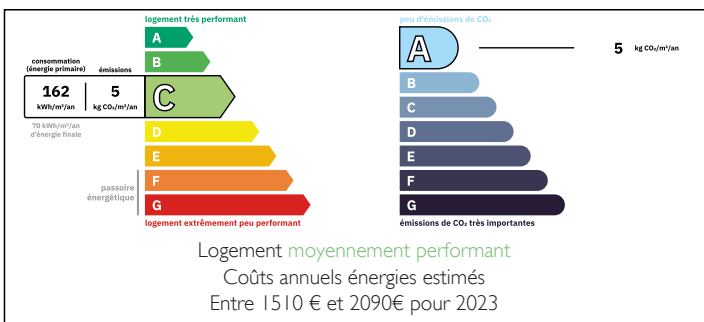
Town:	Coulaures
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	122 m2
Plot Size:	754 m2



IN BRIEF

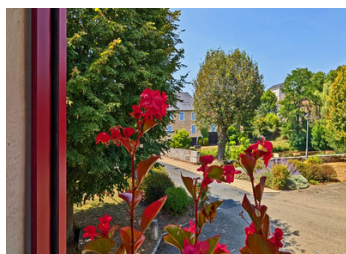
A lovely village house with an outbuilding overlooking a bridge across the bridge in a pretty village with its medieval chapel, church and castle. It also overlooks riverside meadows and poplar trees stretching into the distance. There is a terrace that overlooks a garden that has enough space for an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

ENERGY - DPE



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.



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

LOCAL TAXES

Taxe habitation:

EUR

NOTES

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