

A beautifully restored C17th/18th Maison de Maître with a courtyard and barn in a historic riverside village

EXCLUSIVE

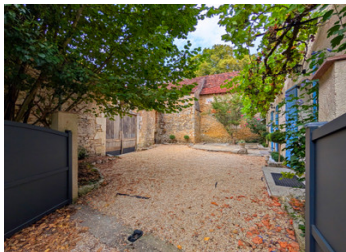


## INFORMATION

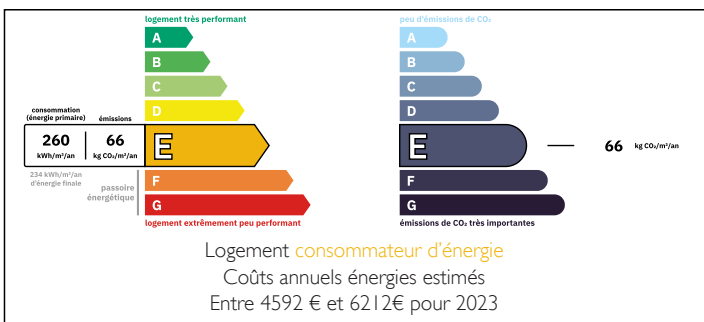
Town:	Coulaures
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	155 m <sup>2</sup>
Plot Size:	218 m <sup>2</sup>

## IN BRIEF

A stunning Maison de Maître with a pretty, stone courtyard, next door to a castle and backing on to a pretty square in a riverside village steeped with history. The property has been painstakingly restored using the highest quality materials and craftsmanship and the kitchen is equipped with top of the range appliances. The house has many period features, luminous bedrooms with tall windows and an eminence, yet free from heavy garden commitments.



## 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: **749 EUR**

Taxe habitation: **EUR**

## NOTES

## DESCRIPTION

Ground floor

Kitchen 20 m<sup>2</sup>

Utility room with w/c 4.5 m<sup>2</sup>

Dining room with large stone fireplace and wood burner 22 m<sup>2</sup>

Large sitting room with large fireplace and wood burner 30 m<sup>2</sup>

1st floor (wood parquet flooring throughout)

Landing 15 m<sup>2</sup>

1st Bedroom with 2 windows overlooking square and courtyard 20 m<sup>2</sup>

Ensuite bathroom w/c, wash basin and shower 6 m<sup>2</sup>

2nd Bedroom 10 m<sup>2</sup>

Ensuite dressing (with sanitary connections) 6.5 m<sup>2</sup>

3rd Bedroom 3 with window overlooking courtyard 19 m<sup>2</sup>

Ensuite washroom with w/c, wash basin and shower 2.5 m<sup>2</sup>

Oil central heating

Outside

Large barn area across the courtyard from the house 70 m<sup>2</sup>

The river, short walk

Nearest village bakery, restaurant, short walk

Nearest local supermarket 7 minutes by car

Nearest SNCF train station 18 minutes by car

Nearest Airport (Limoges) 1 hr 10 minutes by car

Close to many historic sites including Château Hautefort, Tourtoirac Caves, and Lascaux prehistoric cave paintings

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