

Dordogne - Coulounieix Chamiers - 5-bedroom family home on the outskirts of Périgueux



INFORMATION

Town:	Coulounieix-Chamiers
Department:	Dordogne
Bed:	5
Bath:	1
Floor:	162 m2
Plot Size:	448 m2

IN BRIEF

Dordogne - Coulounieix Chamiers - 5-bedroom family home on the outskirts of Périgueux

Ideal for a large family or for creating a professional space on the ground floor for a medical or paramedical profession.

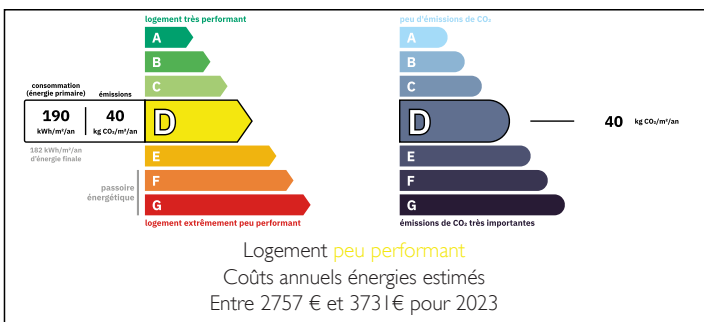
House on 2 levels comprising:

- On the garden level: 1 entrance hall, 3 bedrooms, 1 WC, 1 living room and 1 garage with laundry room.
- Upstairs: 1 entrance hall, 1 living/dining room, 1 fitted kitchen, 2 bedrooms, 1 shower room, 1 WC and 1 terrace

The advantages of this house:

- Private parking on the plot
- Fully enclosed and wooded grounds
- Very well maintained
- Town gas boiler
- PVC double-glazed window frames
- Solar roller shutters

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.

- 8 minutes' walk from the nearest shops

- 4 minutes by

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DESCRIPTION

Two-storey house comprising:

- Ground floor: 1 entrance hall, 3 bedrooms, 1 WC, 1 living room and 1 garage with laundry room.
- First floor: 1 entrance hall, 1 living/dining room, 1 fitted kitchen, 2 bedrooms, 1 shower room, 1 WC and 1 terrace

Ideally located:

- 8 minutes' walk from the nearest shops
- 4 minutes' drive from the business district of Périgueux
- 7 minutes' drive from Périgueux train station
- 5 minutes' drive from Périgueux town hall
- Close to Péribus

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

LOCAL TAXES

Taxe habitation: EUR

NOTES