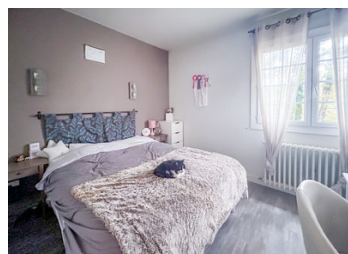


Périgord - Coulounieix-Chamiers - Beautiful family home with 7 bedrooms and swimming pool on the outskirts of



INFORMATION

Town:	Coulounieix-Chamiers
Department:	Dordogne
Bed:	7
Bath:	3
Floor:	212 m2
Plot Size:	3982 m2

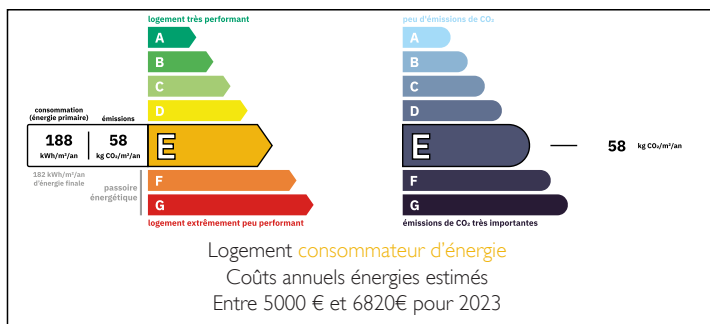
IN BRIEF

Discover this spacious Périgord-style house, ideally located on the outskirts of Périgueux. Offering generous proportions, beautiful light and unobstructed views of the town, it is the ideal setting for a large family or a bed and breakfast project.

The advantages of this house:

- Generous proportions and bright
- Living/dining room with large fireplace insert
- Stunning views over Périgueux
- Fully equipped kitchen with direct access to the terrace
- 2 large terraces
- 4x7 saltwater swimming pool with outdoor shower
- 7 bedrooms including 1 master suite
- Possibility of living on the ground floor
- Large, functional and spacious basement with garage and laundry room
- Double-glazed windows

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 habitation: EUR

NOTES

DESCRIPTION

Périgord-Coulounieix-Chamiers – Beautiful 7-bedroom family home with swimming pool, on the outskirts of Périgueux

South of Périgueux:

- 8 minutes from Périgueux train station
- 5 minutes from Périgueux town centre
- 9 minutes from Périgueux hospital
- 4 minutes from the Créa Vallée business park, where a new clinic is under construction
- 3 minutes from the A89 motorway
- 45 mins from Brive-la-Gaillarde
- 1 hr 15 mins from Bordeaux/Mérignac Airport

Property description

Ground floor:

Large living/dining room with built-in fireplace
Fully equipped kitchen with direct access to the terrace
Spacious entrance hall
Separate WC
Shower room
4 bedrooms
Two large terraces
4x7 m saltwater swimming pool with outdoor shower

Upstairs:

Shower room with WC
Study
3 bedrooms including a master suite with shower room/WC and dressing room

Basement:

Laundry room
Large garage
Boiler room
Pool equipment room

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