

A 5-bedroom Périgordine Longère with mature garden and meadow at the edge of an ancient hamlet



INFORMATION

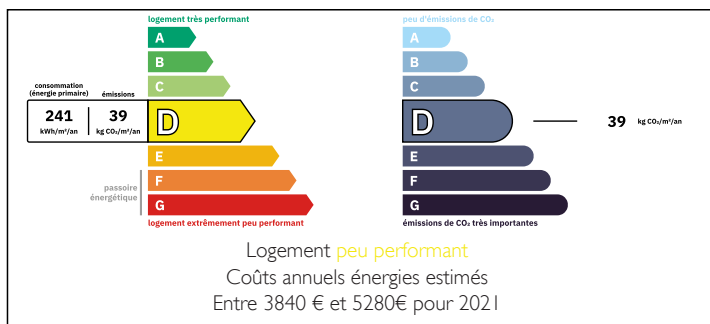
Town:	Coulaures
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	169 m2
Plot Size:	3136 m2

IN BRIEF

A very pretty property with period stone features part of which is depicted on the old cadastre Napoléon. It is situated in an ancient hamlet in a parish well known for its abundance of castles and history. The property has outbuildings including an old bread oven, and a mature enclosed garden at the front and a meadow at the rear.



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

House

Ground floor :-

Large sitting room with French doors onto the terrace 51 m²

Kitchen 25 m²

Corridor 8 m²

Washroom with shower and double washbasin 5m²

W/c and washbasin 2,5 m²

1st bedroom 12 m²

1st floor

Landing and corridor 13 m²

2nd bedroom 11 m²

3rd bedroom 11 m²

Washroom with shower, washbasin and w/c 7 m²

4th bedroom 14 m²

5th bedroom 15 m²

Storeroom (insulated)

NOTES

Outside :-

Stone period bread oven (no longer in use)

Stone outbuilding

Utility room 15 m²

Workshop 6 m²

Garden shed

Double garage

Septic tank conforms.

Land 3136 m²

Amenities (time by car) :-

Local restaurant 2 minutes

Local supermarket 10 minutes

SNCF train station 20 minutes

Airport (Limoges) 1hr 15 minutes

Information about risks to which this property is exposed is available on the Géorisques website :

<https://www.georisques.gouv.fr>