

Magnificent Perigordian style 6 bedroom house in a green setting, with a swimming pool. Close to Périgueux.



INFORMATION

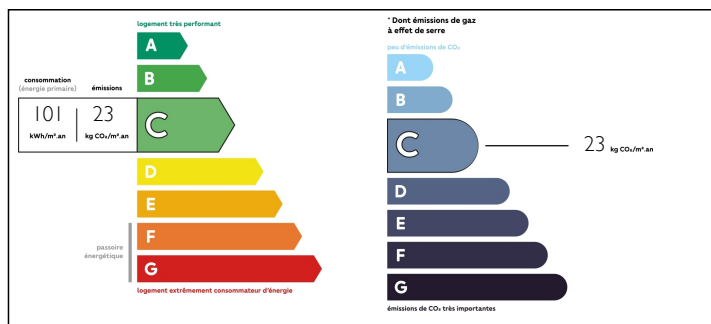
Town:	Coulounieix-Chamiers
Department:	Dordogne
Bed:	6
Bath:	3
Floor:	300 m2
Plot Size:	4498 m2

IN BRIEF

Magnificent family house on a plot of 4498 m2 with swimming pool. It includes 5 bedrooms, an office, equipped kitchen, laundry room and 2 bathrooms, living room with fireplace, cellar, boiler room. Pool house, open garage for 2 cars. Orchard, fenced grounds. Automated gate.



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: 4200 EUR

NOTES

DESCRIPTION

This spacious house offers a generous living area of 300 m², built with quality materials. Here is an overview of its features:

Ground floor:

A large welcoming entrance that leads to all the main areas of the house.

A large bright living-dining room with an open fireplace, offering a comfortable space to relax and entertain.

An office that can also serve as a room according to the needs of the occupants.

A master bedroom of more than 20 m², offering a private and comfortable space.

A bright equipped kitchen, well equipped for preparing meals, with an adjoining pantry for additional storage.

A laundry room, a cellar and a boiler room, offering additional amenities for domestic needs.

Separate toilet for more comfort.

1st Floor:

A landing that serves 4 additional bedrooms, offering a private rest area for occupants.

A bathroom to meet hygiene needs.

Separate toilet for convenience.

Exterior:

A pool house with a summer kitchen, ideal for outdoor dining and pool entertainment.

An open garage that can accommodate 2 cars, offering a shelter for vehicles.

A large pool, perfect for cooling off on hot summer days.

An orchard and a large park fully enclosed, offering a peaceful and green setting to enjoy nature and relax outdoors.

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