

Magnificent and unusual 18th century house on the outskirts of Périgueux. 4 bedrooms. No work needed. Garden.



## INFORMATION

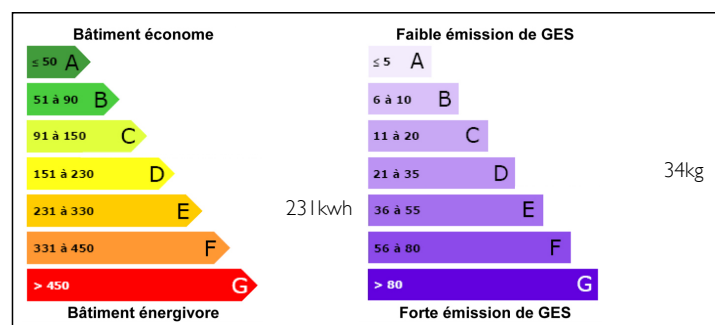
Town:	Coulounieix-Chamiers
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	230 m2
Plot Size:	1298 m2



## IN BRIEF

Tastefully restored 18th-century house combining charm and comfort with stunning views over Périgueux. Within walking distance of the town centre, close to shops and town bus. Quiet location at the end of a cul-de-sac. This magnificent atypical residence comprises: Ground floor: entrance, vaulted stone bedroom, shower room with WC, utility room, study, library. Garden level: 1 entrance, lounge/dining room with large mezzanine, 2 large bedrooms, one with air conditioning, shower room with WC, functional fitted kitchen, dining area, separate WC. Terrace of 40 m2 north/east overlooking very well-maintained tiered garden with numerous plantations and fruit trees. No work required, mains gas heating and mains drainage.

## ENERGY - DPE



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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

This 18th century stone house, fully restored with taste, offers a harmonious blend of charm and comfort, with stunning views of Périgueux. Ideally located near the city centre on foot, shops and bus stops, this magnificent atypical residence is composed as follows:

Ground floor:

A welcoming entrance setting the tone upon arrival. A vaulted stone room, offering a unique rest area and full of character.

A bathroom with toilet, convenient for daily needs.

A laundry room, an office and a library, offering functional spaces for various activities.

Garden level:

A large entrance, offering an elegant transition to the main living spaces.

A spacious living/ dining room, with a fireplace, creating a warm and friendly atmosphere.

A mezzanine that can serve as an office or additional room according to your needs.

Two large bedrooms, one with built-in wardrobes and air conditioning, offering optimal comfort.

A bathroom with toilet, a kitchen equipped and functional, a dining area and separate toilet, offering all the necessary comfort for daily life.

Exterior:

A terrace of 40 m<sup>2</sup> facing south-east, offering an ideal space to relax and enjoy the garden in levels, beautifully maintained with many plantations and fruit trees.

An outbuilding, providing additional space for storage or other projects.

Other Features:

Located in a quiet area at the end of a dead end, this house offers a peaceful and preserved.

No work required, with city gas heating and mains drainage, offering modern and practical comfort.

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## LOCAL TAXES

Taxe foncière: 2760 EUR

## NOTES