

Ideal for first-time buyers or investors. One-bedroom single storey house with garage and garden. Near shops.

EXCLUSIVE

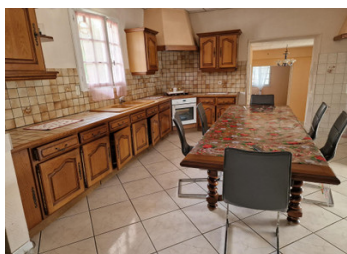


## INFORMATION

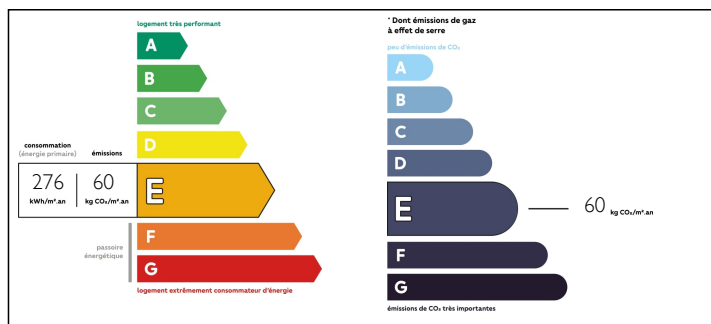
Town:	Coulounieix-Chamiers
Department:	Dordogne
Bed:	1
Bath:	1
Floor:	70 m2
Plot Size:	900 m2

## IN BRIEF

Single-storey house comprising a large living room, 1 large bedroom, shower room with wc. Garage 60 m2 Enclosed grounds of 900m2. Gas central heating. Mains drainage.



## 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

This single storey home offers interesting potential with a simple but functional layout. Its main features are:

A large living room, offering an open and bright space for the living room, the dining room and possibly the kitchen.

A large room, offering comfort and space for the occupants.

A bathroom with toilet, for more practicality.

A spacious garage of 60 m<sup>2</sup>, offering additional storage space or the possibility of transforming it into a workshop as needed.

The land is enclosed, thus offering privacy and security, with an area of 900 m<sup>2</sup>, offering many opportunities for outdoor development.

The house is equipped with city gas heating, which ensures efficient thermal comfort. In addition, it is connected to the mains sewer, offering a practical and modern sanitation solution.

However, work is expected, which can offer an opportunity to adjust the house according to the needs and preferences of future owners.

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

## LOCAL TAXES

**Taxe foncière: 900 EUR**

## NOTES