

COULOUNIEIX CHAMIER: House within walking distance of shops and schools

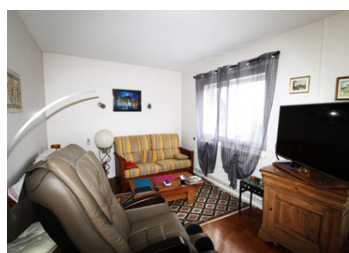
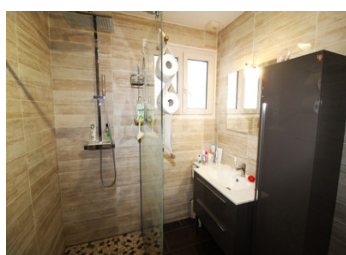


INFORMATION

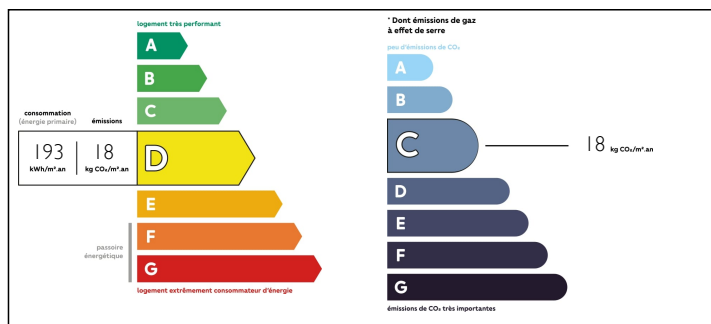
Town:	Coulounieix-Chamiers
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	124 m2
Plot Size:	735 m2

IN BRIEF

House on 2 levels comprising: Garden level: 1 entrance, 1 bedroom, 1 summer kitchen/laundry room, 1 shower room with WC, 1 veranda and 1 garage. First floor: 1 living/dining room, 1 kitchen, 1 shower room with WC, 1 bedroom, 1 hallway. First floor: - 1 bright 12 m² fully-equipped kitchen (hood, hob, dishwasher, oven, microwave). - 1 very functional bathroom with walk-in shower and WC - 1 garden-side bedroom (13 m²) with large closet. - 1 bright 30 m² living/dining room. Garden level : - 1 ground-level bedroom - 1 summer kitchen with 1 shower room and WC - 1 garage of 23 m² with water inlet for washing machine - 1 beautiful 23 m² veranda overlooking the grounds. Land of 735 m²: - 1 terrace area - 1 play area - 1 garden area with 2 outbuildings of 11 and 16 m².

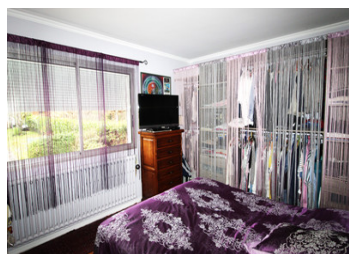


ENERGY - DPE



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

The advantages of this house

- Walking distance to all amenities
- Walking distance to schools (nursery, elementary and junior high)
- Peribus
- Outbuildings suitable for storage or workshop
- Electric gate with videophone
- garage and parking space
- Veranda and summer kitchen for summer living on one level
- Fully equipped kitchen
- Mains drainage
- Double-glazed windows
- rainwater collection tank

9 minutes from AUCHAN shopping center

10 minutes from Périgueux train station

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

NOTES