

COULOUNIEX-CHAMIER: Family home with large garage 3 km from the center of Périgueux



INFORMATION

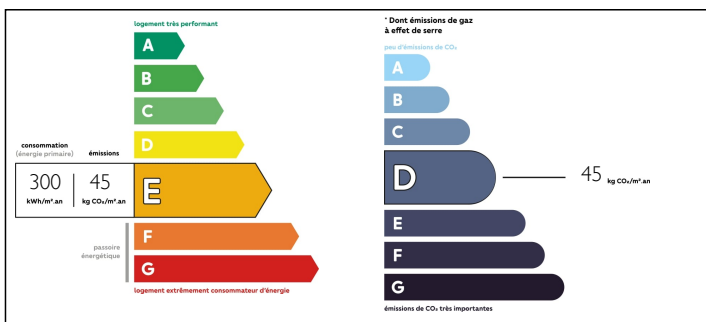
Town:	Coulounieix-Chamiers
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	156 m2
Plot Size:	385 m2



IN BRIEF

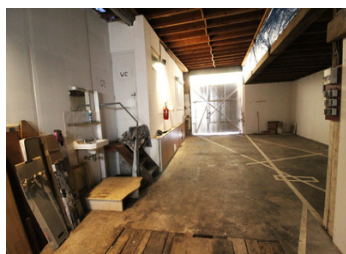
4-bedroom family home with large 95 m² garage and 95 m² attic/mezzanine. House on 3 levels comprising : - Basement: 1 total surface area of 44 m² with 2 cellars, 1 boiler room and 1 storage space - Garden level: 1 entrance, 1 study, 1 WC, 1 utility room opening onto the garage, 1 fitted kitchen and 1 living/dining room with direct access to the terrace and garden. - First floor: 1 hallway with cupboards, 4 bedrooms (1 with balcony), 1 shower room, 1 WC, 1 bathroom with WC. Completely flat, enclosed grounds with gate. The kitchen and living/dining room open directly onto the terrace. 1 garage of 95 m² with 1 mechanics' pit and 1 attic/mezzanine of the same size. Adjoining building communicating with the house. Ideal for a contractor, with the possibility of parking motorhomes, vans, several cars or storage.

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

Assets of this house:

- 10-minute walk to local shops and 3 km from the center of Périgueux
- Fully enclosed grounds with gate
- Electric roller shutters on garden level
- Double-glazed windows
- Fireplace in living room
- Large 95 m² garage with mechanical pit
- Alarm system
- Mains drainage

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

LOCAL TAXES

Taxe foncière: 2300 EUR

NOTES