

COULOUNIEIX CHAMIER: Beautiful timber-frame house

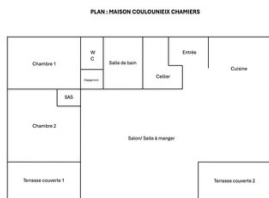


INFORMATION

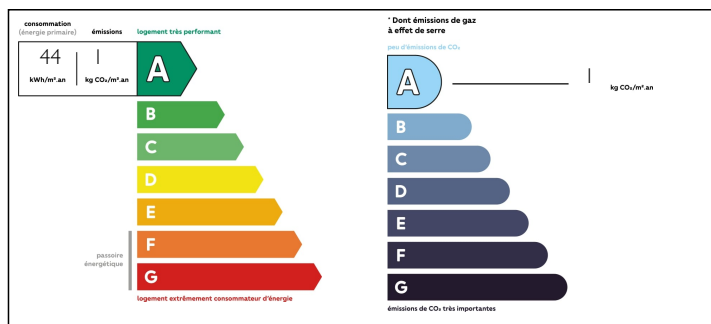
Town:	Coulounieix-Chamiers
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	105 m2
Plot Size:	1502 m2

IN BRIEF

Attractive, single-storey, wood-frame architect-designed house with pre-grey cladding of 105 m² comprising: 1 fitted kitchen opening onto 1 living/dining room of 61 m², 2 bedrooms of 11 and 13.50 m² with fitted closets, 1 bathroom, 1 WC, 1 storeroom and 3 terraces, 2 of which are covered. 1 flat, fully enclosed plot of 1502 m². 2 parking spaces, 1 garden shed in pre-gray cladding Fully equipped kitchen (dishwasher, hood, hob, oven) opening onto dining room and living room with direct access to terraces and garden. All rooms are very bright and spacious All on one level, with 3 terraces, 2 of which are covered Septic tank up to standard Maintenance-free, pre-greased Douglas cladding Electric shutters and double-glazed windows Quiet location overlooking nature Air and water heat pump No work required (RT 2012 standard) Ten-year warranty and structural damage included Energy class A



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: 1560 EUR

NOTES

DESCRIPTION

The assets of this house:

- Ground floor with 2 parking spaces
- Septic tank up to standard
- 4-minute walk to essential shops and 5-minute drive to Périgueux town center
- Maintenance-free, pre-greased Douglas cladding
- Bright 61 m² living room opening directly onto terraces and garden.
- Beautiful volumes
- Electric shutters and double-glazed windows
- Quiet location with views over greenery
- Air and water heat pump
- No work required (RT 2012 standard)
- Ten-year warranty and structural damage included
- Fully enclosed, flat plot
- Garden shed also in pre-gray cladding
- Energy class A

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