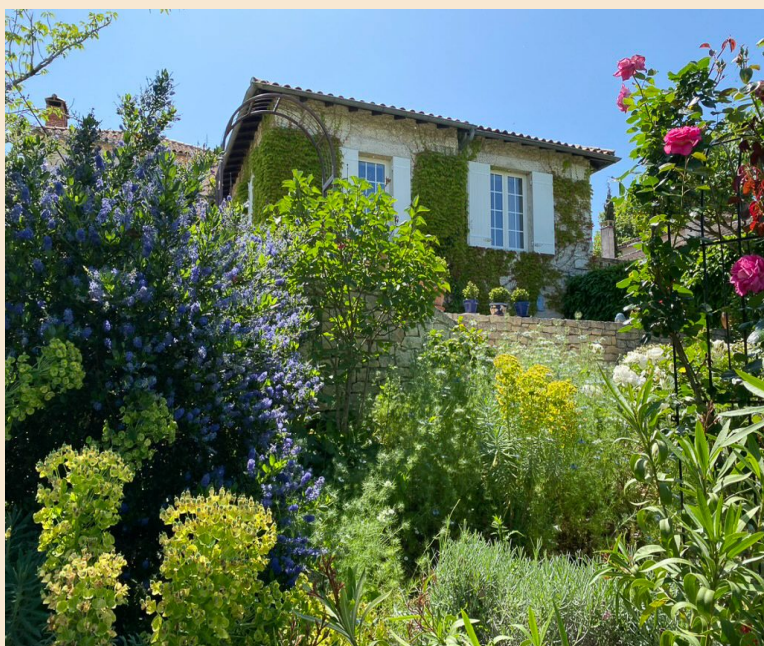


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Preserved Domaine at the Gates of Périgueux

Coulounieix-Chamiers , Dordogne , Nouvelle Aquitaine



€490,000

inc. of agency fees

4 Beds 2 Baths 186 sqm 1298 sqm

At the gates of Périgueux, this character home with exposed beams, authentic stones and period fireplaces is more than just a house ...

At a Glance

Reference	MFH-IJLEA4CCP	Near to	Périgueux	Price	€490,000
Bed	4	Bath	2	Hab.Space	186 sqm
Land	1298 sqm	Pool	No	Land Tax	N/A

Property Description

Welcome to this residence located at the gates of Périgueux, where you will be immediately taken by its privileged location and stunning views of the city. This exceptional property is much more than a simple house. The exposed beams, authentic stones and period fireplaces testify to its rich past and give each room a warm and welcoming atmosphere. You will instantly feel the history that permeates these walls.

The house has several spacious rooms, guaranteeing everyone his private space. The relaxing lounge, the picturesque cellar and the vaulted bedroom add a touch of originality and extra character to this unique home. But that's not all.

Outside, the adjoining garden invites to peace and relaxation. You can enjoy sunny days by relaxing in the shade of majestic trees or admiring the panoramic view of Périgueux from the terrace. It is the perfect place to recharge, entertain and enjoy the outdoors.

The Accommodation

The ground floor

- 27,80 sqm - Living room (fireplace, tiled)
- 17,70 sqm - Entrance/ Dining room (wood stove)
- 9,90 sqm - Pre-kitchen
- 6.69 sqm - Kitchen
- 3.85 sqm - Corridor
- 14,41 sqm - Bedroom 1 (stone and lighter)
- 5,41 sqm - Washroom / WC (double-basin)
- 1.20 sqm - separate toilet
- 17,96 sqm - bedroom with air conditioning

The first floor

- 17.96 sqm mezzanine

The first basement

- 9,47 sqm - Laundry/ boiler room
- 4,76 sqm - Bathroom/ WC
- 8.33 sqm - Office
- 7.18 sqm - Hall
- 10,94 sqm - Vaulted lounge with fireplace
- 14,58 sqm - Vaulted room
- 8,20 sqm - Vaulted entrance
- 15,11 sqm - Garage vaulted

The second basement

- 31,32 sqm - Vaulted cellar

This house is an invitation to live in the heart of history while enjoying all the modern comforts.

*Do not miss this unique opportunity to become the guardian of this real estate treasure. **JUST REDUCED!***

Environment & Surroundings

Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓

And Before You Ask

Exposure:	North-east
Year of Renovation:	2015
Condition:	Good general condition
Heating System:	Other
Condition of Roof:	Good condition
Drainage:	Connected to mains town system
Property Tax:	€2760.00

Summary

Property type:	Town house
Bedrooms:	4
Bathrooms	2
Price	€490,000

Key Information

Year Built:	1700
Internal Area:	186 sqm
Land Area:	1298 sqm
Floor:	4
Number of Fireplaces:	2
Property Features:	
• Garage vaulted	15 sqm
• Vaulted cellar	31 sqm
• Cabanon	8 sqm
Has a Wine Cellar	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Has Air Conditioning?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes

Location: Nouvelle Aquitaine



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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C. BAUER – Sunday Times

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