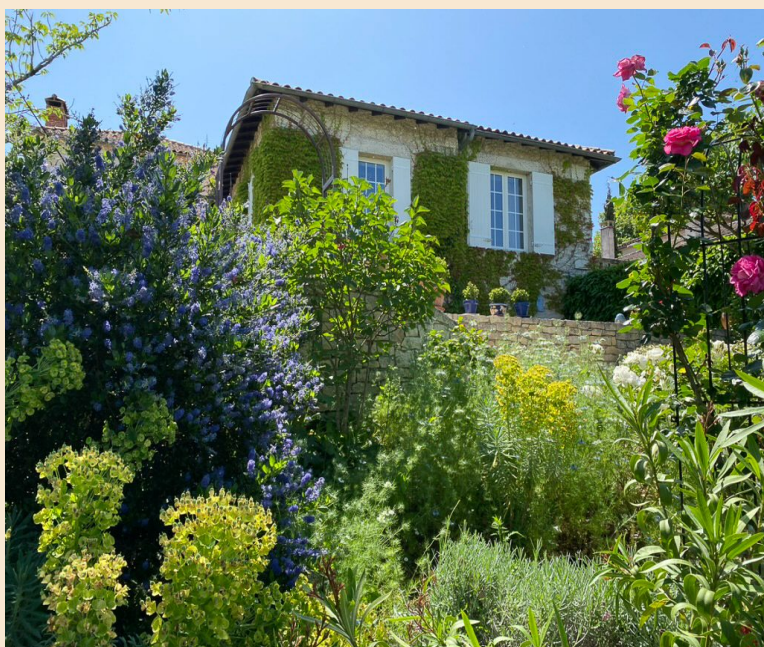


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## Preserved Domaine at the Gates of Périgueux

**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

<b>Reference</b>	MFH-IJLEA4CCP	<b>Near to</b>	Périgueux	<b>Price</b>	€490,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	186 sqm
<b>Land</b>	1298 sqm	<b>Pool</b>	No	<b>Land Tax</b>	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  
                                 Connected  
Drainage:              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**





## Gallery











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or email us at [bonjour@my-french-house.com](mailto:bonjour@my-french-house.com).

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## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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 cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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