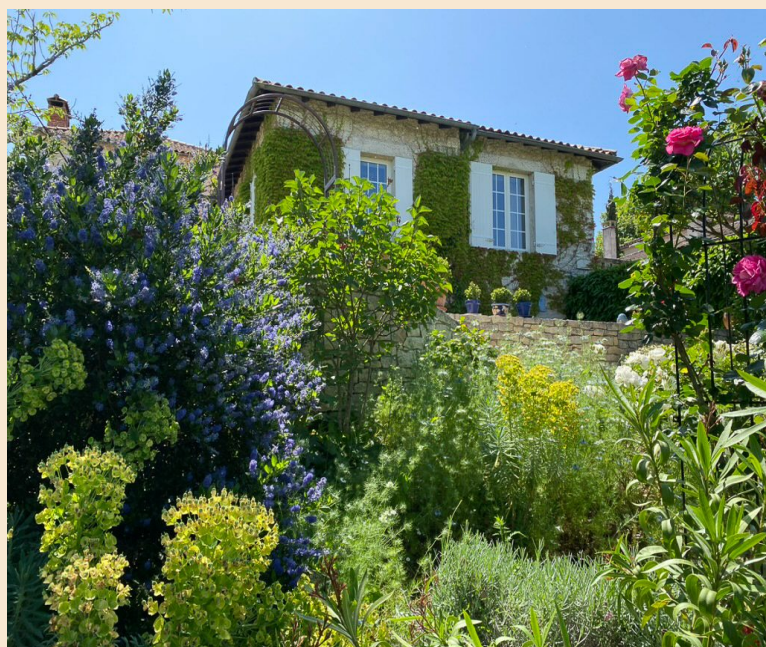


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Preserved Domaine at the Gates of Périgueux

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



Gallery







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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).

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

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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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