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## Spacious character house with a pool for sale near Périgueux

Marsac , Dordogne , Nouvelle Aquitaine



# €699,500

inc. of agency fees

5 Beds   4 Baths   241 sqm   2660 sqm

In a luxury residential area in a town 20 minutes from the centre of Périgueux, a rare property set on a good-sized plot with a pool.

### At a Glance

<b>Reference</b>	MFH-IJLEA6CR	<b>Near to</b>	Périgueux	<b>Price</b>	€699,500
<b>Bed</b>	5	<b>Bath</b>	4	<b>Hab.Space</b>	241 sqm
<b>Land</b>	2660 sqm	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

In a luxury residential area in a town 10 minutes from Marsac with its shopping area and 20 minutes from the centre of Périgueux with all its shops, infrastructure and services, a rare property set on a plot of 2,660 sqm with a pool.

This house offers 240 sq.m of living space spread over three levels and boasts a very pleasant layout. On the same level, you will find an elegant entrance with storage spaces, a spacious living room with a large open kitchen creating a friendly space with a total area of 63 sqm, and two bedrooms with private bathrooms to living fully on one level.

On the upper level, a corridor leads to two other bedrooms, one with a dressing area and a full bathroom (shower and bath). In the basement, a large space of 105 sqm houses a double garage (52 sqm) and an independent apartment type T2 furnished, completely renovated in 2023 with a kitchen.

This family home has undergone a complete renovation in 2023 including modern and quality services, central heating by heat pump, a new roof and a renovated swimming pool.

A place to live of very good quality, combining the charm of the countryside and the proximity of all useful services on a daily basis.

## **The Accommodation**

### **The ground floor**

- 16.44 sqm - Entrance with cupboard
- 43,36 sqm - Air-conditioned living room with insert and custom-made tv stand
- 2.80 sqm - Office in the tower
- 23 sqm - Fitted and equipped kitchen - Redone in 2023
- 3.95 sqm - Clearance Corner Night
- 1.86 sqm Separate WC
- 13.70 sqm - Suite (Bedroom 1, dressing room and shower room)
- 14,72 sqm - Bedroom 2 with private bathroom

### **The first floor :**

- 15.90 sqm - Landing (Office space)
- 8.36 sqm - Corridor
- 13.64 sqm - Bedroom 3 with closet
- 1.63 sqm - Toilet
- 20,49 sqm - Bathroom/ water (bath and shower cabin thalasso)
- 25.48 sqm - Bedroom 4 with dressing room

### **The basement level**

- 18,06 sqm - Living room (Independent studio)
- 5.75 sqm - Laundry/ Dressing (Independent Studio)
- 15,57 sqm Suite of the independent studio (bedroom, bathroom and toilet)
- 5.01 sqm - Under Deck Clearance

*A fantastic opportunity for those who love comfort and tranquility - not to be missed!*

## Environment & Surroundings

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

## And Before You Ask

Exposure:	South-west
Year of Renovation:	2023
Condition:	Newly renovated
Heating System:	Heat pump central heating
Condition of Roof:	Excellent
Property Tax:	€1767.00

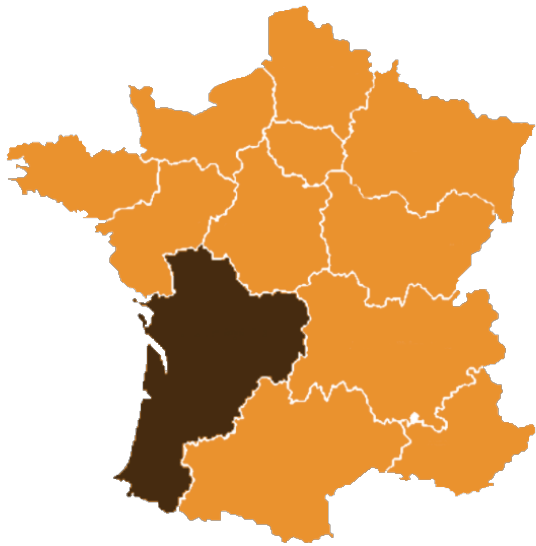
## Summary

Property type:	House
Bedrooms:	5
Bathrooms	4
Price	€699,500

## Key Information

Year Built:	1970
Internal Area:	241 sqm
Land Area:	2660 sqm
Floor:	3
How many Outbuildings:	1
Property Features:	
• Double Garage	52 sqm
Has a Wine Cellar	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has Air Conditioning?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes

**Location: Nouvelle Aquitaine**



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