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Farmhouse with outbuildings in the Dordogne

Chalagnac , Dordogne , Nouvelle Aquitaine



€358,700

inc. of agency fees

3 Beds 2 Baths 236 sqm 4.4 ha

10 minutes from Périgueux, this family house is set on 4 hectares of land and includes a swimming pool, barn, and workshop.

At a Glance

Reference	MFH-IJLEL3CB	Near to	Perigueux	Price	€358,700
Bed	3	Bath	2	Hab.Space	236 sqm
Land	4.4 ha	Pool	Yes	Land Tax	N/A

Property Description

This family house is located in the creation valley and just 10 minutes from the entrance of Périgueux. It offers 250 sqm of living space and is situated on 4 hectares of land. The property includes a swimming pool, barn, and workshop.

The house is designed for single-level living and features a spacious living room with a fireplace, a kitchen open to the dining room, a large bedroom with a bathroom and toilet, and an office. Upstairs, there are two

additional bedrooms, a bathroom, and a toilet.

This property boasts great amenities, including solar panels (worth about €1,500 at resale) and a heat pump, which provides comfort and a DPE energy classification of C.

The Accommodation

The ground floor

- 25,90 sqm Dining room with fireplace
- 22,60 sqm Kitchen
- 1,18 sqm Wc
- 4,43 sqm Laundry room
- 43,70 sqm Living room with fireplace
- 32 sqm Bedroom with shower room and toilet
- 15,57 sqm Office space
- 45 sqm Bedroom

The first floor

- 15 sqm Bedroom
- 5,90 sqm Landing
- 8 sqm Bathroom, with shower and bath
- 1 sqm Wc
- 25 sqm Bedroom

Summary

Property type:	Farmhouse
Bedrooms:	3
Bathrooms	2
Price	€358,700

Key Information

Internal Area:	236 sqm
Land Area:	4.4 ha
Floor:	2
How many Outbuildings:	4
Number of Fireplaces:	2

Property Features:

- Barn
- Garage
- Henhouse
- Workshop
- Véranda

Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Pool House?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes

Location: Nouvelle Aquitaine



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