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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

<b>Reference</b>	MFH-IJLEL3CB	<b>Near to</b>	Périgueux	<b>Price</b>	€358,700
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	236 sqm
<b>Land</b>	4.4 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	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

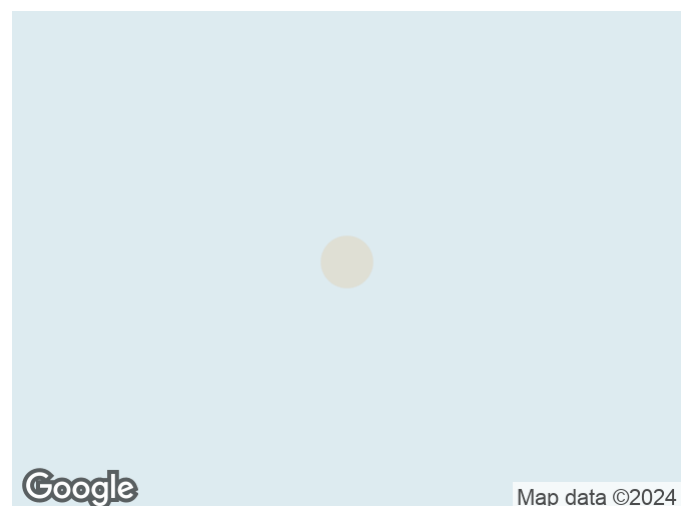
Internal Area:	236 sqm
Land Area:	4.4 ha
Floor:	2
How many Outbuildings:	4
Number of Fireplaces:	2

### 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





## Gallery











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**C. BAUER – Sunday Times**

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