

# Farmhouse with outbuildings in the Dordogne

Chalagnac, Dordogne, Nouvelle Aquitaine





### At a Glance

<b>Reference</b> MFH-IJLEL3CB	Near to Perigueux	<b>Price</b> €358,700
<b>Bed</b> 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  $\in$ 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

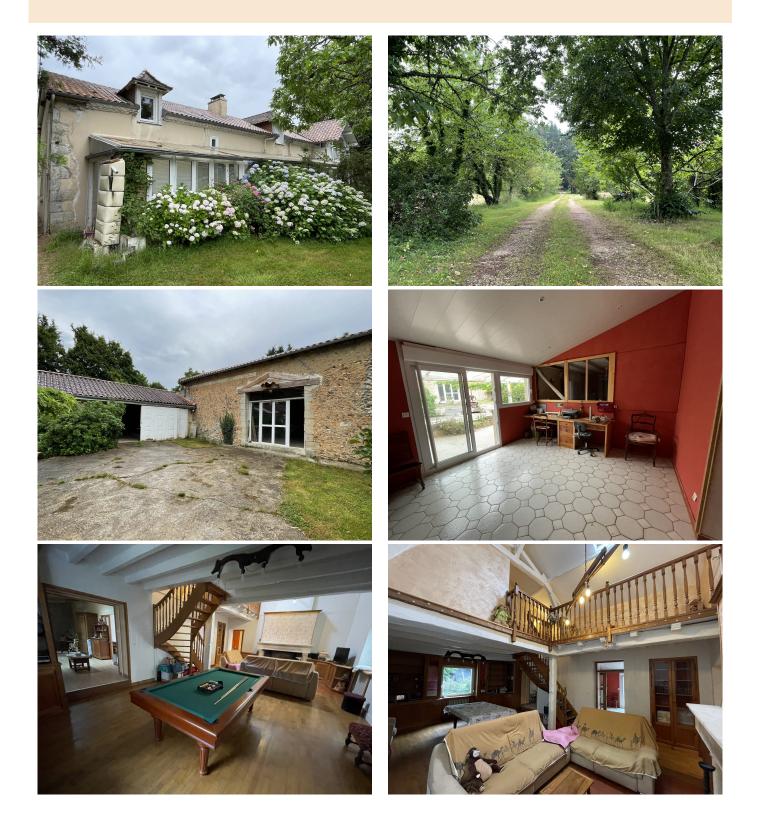
- 15 sqm Bedroom
- 5,90 sqm Landing
- 8 sqm Bathroom, with shower and bath
- 1 sqm Wc
- 25 sqm Bedroom

Summary		Key Information	
Property type:	Farmhouse	Internal Area:	236 sqm
Bedrooms:	3	Land Area:	4.4 ha
Bathrooms	2	Floor:	2
Price	€358,700	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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