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## Storey single house with a pool near Périgueux

Bassillac , Dordogne , Nouvelle Aquitaine



# €356,900

inc. of agency fees

4 Beds 1 Baths 150 sqm 2477 sqm

Quality single storey villa with a pool offering a privileged living environment located 15 minutes from the heart of Périgueux in the Dordogne.

### At a Glance

<b>Reference</b>	MFH-IJLL3BD	<b>Near to</b>	Périgueux	<b>Price</b>	€356,900
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	150 sqm
<b>Land</b>	2477 sqm	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located near Bassillac, just 15 minutes from the heart of Périgueux, this high-quality house offers a privileged living environment. The villa features a spacious and bright living room measuring approximately 45 sq.m, along with a semi-open kitchen and a room that can be used as a laundry or office. On the same level, there are four comfortable bedrooms, each measuring 12 sq.m, as well as a large 10 sq.m bathroom.

Additionally, there is a 36 sq.m double garage situated on a fully enclosed plot of 2477 sq.m. A recently renovated swimming pool (in 2021) enhances the property, providing a delightful living environment for the whole family, all while being conveniently close to essential amenities.

## **The Villa**

### **All on one level**

- 5.64 sq.m - hall
- 44,45 sq.m - living room
- 16,78 sq.m - kitchen
- 8.13 sq.m - clearance
- 1.86 sq.m - wc
- 10,66 sq.m - shower room
- 10,24 sq.m - laundry/ office
- 12 sq.m - bedroom 1
- 12 sq.m - bedroom 2
- 12,09 sq.m - bedroom 3
- 12,09 sq.m - bedroom 4
- 4.20 sq.m - storage

## Summary

Property type:	Modern Villa
Bedrooms:	4
Bathrooms	1
Price	€356,900

## Key Information

Year Built:	2006
Internal Area:	150 sqm
Land Area:	2477 sqm
Floor:	1
Has an Office / Study?	Yes
Has a Garden	Yes
Swimming Pool?	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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