

[Click to view MFH-IJLL3BD](#)

## 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







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates