

[Click to view MFH-IJLEL3AD](#)

Perigourdine house with a swimming pool

Atur , Dordogne , Nouvelle Aquitaine



€365,000

inc. of agency fees

4 Beds 2 Baths 171 sqm 2407 sqm

In a quiet and sought after area a few minutes from Périgueux, this renovated Perigordine combines the charm of the old with a contemporary renovation.

At a Glance

Reference MFH-IJLEL3AD

Bed 4

Land 2407 sqm

Near to Périgueux

Bath 2

Pool Yes

Price €365,000

Hab.Space 171 sqm

Land Tax N/A

Property Description

This spacious south exposed house of Perigord type is located in a quiet and sought-after area, just a few minutes from the centre of Périgueux. The property has been renovated and has reversible air conditioning seamlessly combining the charm of the old with contemporary renovations. It is ideal for those who appreciate both tradition and modernity.

The property offers 170 sqm of living area, with large, well-lit living rooms that open onto a welcoming terrace and a recently heated swimming pool for private moments of relaxation. The fully equipped kitchen is a real asset for gastronomy enthusiasts. With two offices and four bedrooms (two on the main level), this property is perfect for a family seeking space and comfort.

The landscaped garden surrounding the residence ensures peace and privacy, putting nature in the spotlight. This house offers a tranquil living environment while still being close to essential services.

The Accommodation

The ground floor

- 10,65 sq.m - Entrance hall
- 32,76 sq.m - Kitchen-Dining room
- 23 sq.m - Living room
- 8,68 sq.m - Office space
- 12 sq.m - Bedroom
- 10,20 sq.m - Bedroom
- 8 sq.m - Bathroom with corner Wc

The first floor

- 20 sq.m - Landing with corner office
- 18 sq.m - Bedroom
- 18 sq.m - Bedroom
- 5,30 sq.m - Bathroom with toilet

The basement level

- 25,85 sq.m - Garage
- 30,60 sq.m - Workshop
- 11,70 sq.m - Laundry room
- 34 sq.m - Room

Ideal for those seeking to combine tradition and modernity near a town with all amenities.

To explore this unique property and schedule a visit, please contact us.

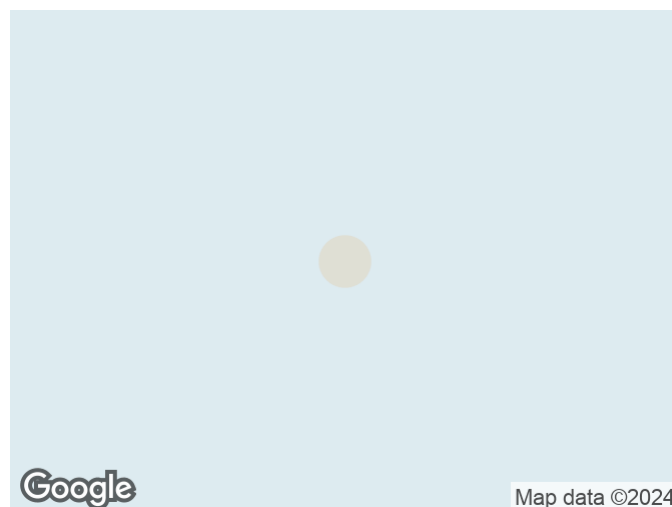
Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€365,000

Key Information

Internal Area:	171 sqm
Land Area:	2407 sqm
Floor:	2
Number of Fireplaces:	1
Has a Wine Cellar	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has Air Conditioning?	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

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved