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# Family House Close to the Voie Verte and Périgueux

Trélissac, Dordogne, Nouvelle Aquitaine



€500,000

inc. of agency fees

3 Beds 2 Baths 187 sqm 717 sqm

This character house, situated in a quiet residential area at the gates of Périgueux and the edge of the Voie Verte, is an ideal family home.

#### At a Glance

**Reference** MFH-IJLJ5BOB **Near to** Perigueux **Price** €500,000

**Bed** 3 **Bath** 2 **Hab.Space** 187 sqm

**Land** 717 sqm **Pool** Yes **Land Tax** N/A

# **Property Description**

At the gates of Périgueux and the edge of the Voie Verte, in the town of Trélissac, this character house situated in a quiet residential area is ideal for a family. Great indoor and outdoor comfort, and all amenities, schools and transport nearby.

This house offers 187 sq.m of living area and consists of a beautiful, spacious, and bright living room open to the rear terrace with its pool and pool house. A modern and large kitchen for family meals. A laundry and pantry complete this first level. Upstairs, a master suite with a dressing room and bathroom, two other bedrooms, a full bathroom (spa bath and Italian shower), and an office. There is also access to a terrace overlooking the pool.

A secure and protected front yard allows vehicles to enter. There's a buried well with a submerged pump for watering the garden. There's a bike room, an underground cellar, and a small outbuilding consisting of 2 rooms and a bathroom with air conditioning. A landscaped back garden offers a relaxation area without vis-àvis, with the heated swimming pool and its counter-current swimming option.

# The Accommodation

# The ground floor

- 10,30 sqm Entrance
- 10,60 sqm Dressing area
- 2.20 sqm Corridor
- 8,90 sqm Laundry-Boiler room
- 1.90 sqm WC, washbasin
- 26,20 sqm Living room, sliding windows on rear terrace and pool
- 40 sqm Kitchen, dining area
- 4,60 sqm Back kitchen

# The first floor

- 8.40 sqm Corridor
- 9,30 sqm Bathroom
- 8,30 sqm Office
- 14,20 sqm Bedroom
- 14 sqm Bedroom
- 3 sqm WC
- 28,50 sqm Bedroom with dressing room, shower room

A very nice house in excellent condition, with a quality DPE (B), heating with radiant floor, and diagnostics to standards.

# **Environment & Surroundings**

Near to Shops?

Near to Schools?

Public Transport?

#### **And Before You Ask**

Year of Renovation:

2018

Condition:

Very good

Heating System:

Heat pump

central heating Connected to

Drainage:

mains town

system

Property Tax: €2000.00

#### **Summary**

Property type: House

Bedrooms: 3

Bathrooms 2

Price €500,000

#### **Key Information**

Year Built: 2018

Internal Area: 187 sqm

Land Area: 717 sqm

Floor: 2

How many

Outbuildings:

Has a Wine Cellar Yes

Has an Office / Study? Yes

Has a Garden Yes

Has a Terrace? Yes

Yes

Swimming Pool?

Pool House? Yes

Has Air Conditioning? Yes

Has

ADSL/Broadband?

Yes

1

Has Satellite TV Yes

Has Alarm Yes

**Location: Nouvelle Aquitaine** 



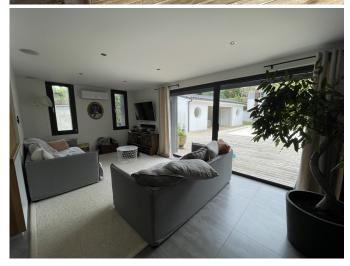
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S. and L. BROWN



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