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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

<b>Reference</b>	MFH-IJLJ5BOB	<b>Near to</b>	Périgueux	<b>Price</b>	€500,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	187 sqm
<b>Land</b>	717 sqm	<b>Pool</b>	Yes	<b>Land Tax</b>	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-à-vis, 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
Drainage:	Connected to mains town system
Property Tax:	€2000.00

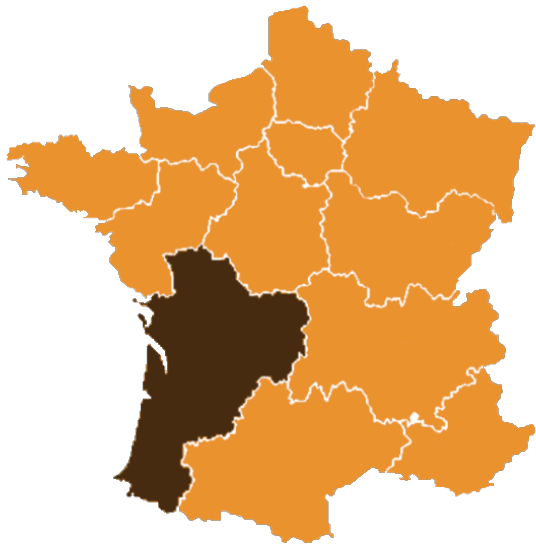
## Summary

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:	1
Has a Wine Cellar	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Pool House?	Yes
Has Air Conditioning?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes
Has Alarm	Yes

**Location: Nouvelle Aquitaine**



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