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## Character Mansion with a pool in the Dordogne

Valojoux , Dordogne , Nouvelle Aquitaine



**€470,000**

inc. of agency fees

5 Beds 2 Baths 235 sqm 1200 sqm

In the heart of Périgord Noir, this Mansion property consists of a main residence with a pool and a separate apartment with independent access, ideal for rental.

### At a Glance

<b>Reference</b>	MFH-IJLJ4VB	<b>Near to</b>	Perigueux	<b>Price</b>	€470,000
<b>Bed</b>	5	<b>Bath</b>	2	<b>Hab.Space</b>	235 sqm
<b>Land</b>	1200 sqm	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located in the heart of the Périgord Noir in the Vézère valley, just 5 minutes from the famous pre-historic Lascaux caves, this charming mansion boasts a large roof and many authentic elements. Situated in a hamlet with a clear view, the property consists of a main residence with a swimming pool and a separate 45 sqm apartment with independent access, ideal for seasonal rental.

The 190 sqm main house features a spacious living room (60 sqm) with a fireplace, stone walls, an adobe floor, an old vegetable garden, a stone sink, and an open kitchen. Additionally, it includes a second living room with an insert, an old soiled and stone sink, a bedroom, a full bathroom (shower and bath), a dressing room, and possible access to a mezzanine. On the upper level, there are two large bedrooms and a generous landing, offering the potential for a bathroom installation. The property offers modern comforts including geothermal heating, good insulation (DPE in C), and a connection to the main sewer system.

The separate two-level apartment comprises a living room with kitchenette, two bedrooms, and a bathroom, with the added bonus of a heated pool. Adjoining outbuildings include a boiler room, a laundry room, and a 25 sqm barn on two levels.

## **The Accommodation**

### **The ground floor**

- 60 sqm - Living room, stone walls, slabs and adobe floor, open kitchen, old vegetable garden and stone sink
- 25 sqm - Living room, insert, stone sink, exterior access door
- 8 sqm - bathroom
- 1,30 - sqm WC
- 2 sqm - Corridor
- 15,50 sqm - Room, door access outside
- 6,50 sqm - Dressing room

### **The first floor**

- 13 sqm - Landing, window
- 22 sqm - Bedroom, closet, Window
- 23 sqm - Bedroom, closet, window

### **Basement level (independant apartment)**

- 16 sqm - Living room
- 3 sqm - Bathroom, WC, sink
- 10 sqm - Bedroom, small window
- 6 sqm - Landing, closet
- 10,40 sqm - Bedroom, small window

*You'll love this authentic character mansion full of Périgord charm.*

## Summary

Property type:	Mansion
Bedrooms:	5
Bathrooms	2
Price	€470,000

## Key Information

Internal Area:	235 sqm
Land Area:	1200 sqm
Floor:	2
How many Outbuildings:	1
Has Attic Space:	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes

## Location: Nouvelle Aquitaine



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