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## Large family house with a pond in Dordogne

Coulounieix-Chamiers , Dordogne , Nouvelle Aquitaine



# €546,000

inc. of agency fees

5 Beds    3 Baths    244 sqm    2 ha

In a peaceful setting just 10 minutes south of Périgueux, this property provides a mix of rural tranquillity and urban convenience.

### At a Glance

<b>Reference</b>	MFH-IJLEL5SL	<b>Near to</b>	Perigueux	<b>Price</b>	€546,000
<b>Bed</b>	5	<b>Bath</b>	3	<b>Hab.Space</b>	244 sqm
<b>Land</b>	2 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located 10 minutes south of Périgueux, this property is a true paradise for family living. It sits in a natural setting at the edge of a pond. The house is all on one level and includes a complete apartment in the basement as well as a garage.

The main level features a spacious and bright living room, a family kitchen, and four bedrooms, including a

master suite. The basement apartment includes a dining room, living room, kitchen, bedroom, and bathroom, providing accommodations for family and friends and the potential for additional rental income.

This property offers complete privacy, surrounded by woodland and a large wooded area. While it enjoys a peaceful setting, it is also conveniently close to city amenities, schools, and transportation, offering a mix of rural tranquillity and urban convenience.

## **The Accommodation**

### **The ground floor**

- 48,63 sqm - Living room
- 22,59 sqm - Entrance and clearances
- 18,75 sqm - Fully equipped kitchen
- 1.76 sqm - Wc
- 3,60 sqm - Closets
- 9.03 sqm - Bathroom with shower
- 12 sqm - Bedroom with water point (bidet and sink)
- 12,07 sqm - Bedroom
- 10,88 sqm - Bedroom
- 12 sqm - Master bedroom with access to the shower room
- 3.75 sqm - Bathroom (master bedroom)

### **The lower level**

- 12,50 sqm - Boiler room
- 6,72 sqm - Cellar side Dining room
- 9,50 sqm - Kitchen apart bas
- 28,75 sqm - Dining Room
- 26,17 sqm - Living room
- 19,25 sqm - Bedroom
- 7.33 sqm - Wet Room
- 1,51 sqm - Wc
- 36,70 sqm - Garage
- 5,15 sqm - Cellar cellar
- 6,11 sqm - Reserve
- 11,40 sqm - Veranda south facing living room

## **Outside**

- chicken coop
- Wood shelters

- Garage-Workshop under the terrace 28.70 sqm

## Environment & Surroundings

Lake or River View? ✓

## And Before You Ask

Exposure:	South
Condition:	Needs upgrading and modernising
Heating System:	Wood burner system
Drainage:	Septic tank needs updating
Property Tax:	€2540.00

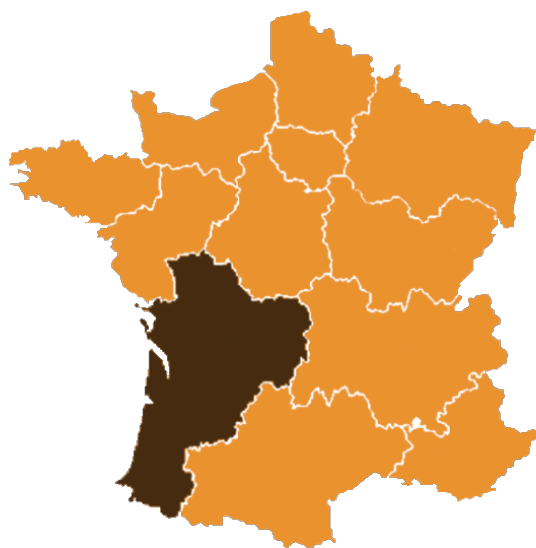
## Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	3
Price	€546,000

## Key Information

Year Built:	1975
Internal Area:	244 sqm
Land Area:	2 ha
Floor:	2
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Has Satellite TV	Yes

## Location: Nouvelle Aquitaine



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