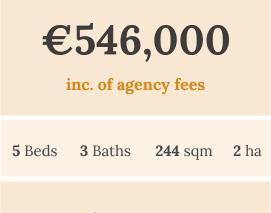


# Large family house with a pond in Dordogne

# Coulounieix-Chamiers, Dordogne, Nouvelle Aquitaine





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

# At a Glance

Reference	MFH-IJLEL5SL
Bed	5
Land	2 ha

Near to	Perigueux
Bath	3
Pool	No

Price €546,000 Hab.Space 244 sqm Land Tax 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

South
Needs
upgrading
and
modernising
Wood burner
system
Septic tank
needs
updating
€2540.00

# Summary

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

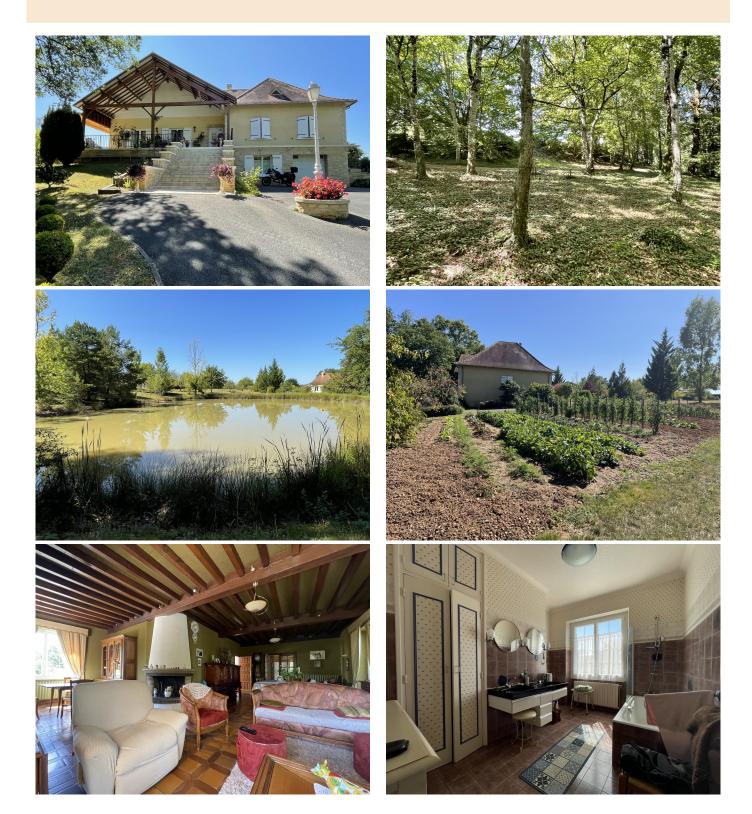
# **Key Information**

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



# Gallery





THE SUNDAY TIMES A Place Sun France The Sunday Telegraph property Daily Hail YORKSHIRE POST FRENCH

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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

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#### S. and L. BROWN



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