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## Spacious family home with a pool in Dordogne

Coulounieix-Chamies , Dordogne , Nouvelle Aquitaine



# €498,750

inc. of agency fees

5 Beds 3 Baths 300 sqm 4498 sqm

Located 5 minutes from Périgueux, this spacious and bright property offers beautiful volumes, it comes with a garden, a garage and a swimming pool.

### At a Glance

<b>Reference</b>	MFH-IJLB5CFD	<b>Near to</b>	Perigueux	<b>Price</b>	€498,750
<b>Bed</b>	5	<b>Bath</b>	3	<b>Hab.Space</b>	300 sqm
<b>Land</b>	4498 sqm	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located just 5 minutes from Périgueux, in a prestigious residential area, this tranquil property boasts spacious and bright interiors, a garden, garage, and a swimming pool. The property is conveniently situated near shops and public transport (Péribus), making it an ideal family home that could also be used for managing guest rooms.

The house covers approximately 260 sqm, spread across two levels. It's possible to live entirely on the ground floor, which includes two living rooms, a separate kitchen, an office, a bedroom, and a bathroom. The upper level features four bedrooms and two bathrooms. The basement includes an air-conditioned cellar, boiler room, storage space, and a crawl space.

*Outside*, the property sits on a flat plot of land with a park containing large trees, an orchard, and a well-protected swimming pool (12m long), along with a pool house/summer kitchen and a double open garage. There's also a cistern for collecting rainwater.

## The Accommodation

### The ground floor

- 8,70 sqm - Entrance, French windows
- 20 sqm - Clearing
- 16 sqm - Kitchen, 3 windows, tiled floor
- 5,70 sqm - Cellar/ Laundry room, window
- 40 sqm - Living room, marble fireplace, 2 windows, French window
- 13 sqm - Office, window
- 7,30 sqm - Clearing
- 1,70 sqm - WC, washbasin, skylight
- 5,50 sqm - Bathroom, bathtub, bidet, 1 sink, towel dryer, window
- 25 sqm - Living room, open kitchen, cupboards, window, French window
- 27 sqm - Bedroom, cupboard, window, French door on outside

### The first floor

- 22 sqm - Landing + Clearance
- 12 sqm - Attic room, Velux
- 10 sqm - Attic room, Velux
- Bathroom, bathtub, sink, VMC
- 1 sqm - WC
- 14 sqm - Attic room, sink, Velux
- 10,50 sqm - Bathroom, large shower, 2 basins, WC, window
- 15,20 sqm - Bedroom, window

## Outside

- Cellar with air conditioning
- Boiler room, Storage
- Attic, velux
- Pool House, summer kitchen, barbecue

- Open garage
- Workshop room + pool machines
- 12 meter swimming pool

## Environment & Surroundings

Public Transport? ✓

## And Before You Ask

Condition:	Needs upgrading and modernising
Heating System:	Central heating (gas)
Drainage:	Connected to mains town system
Property Tax:	€3.00

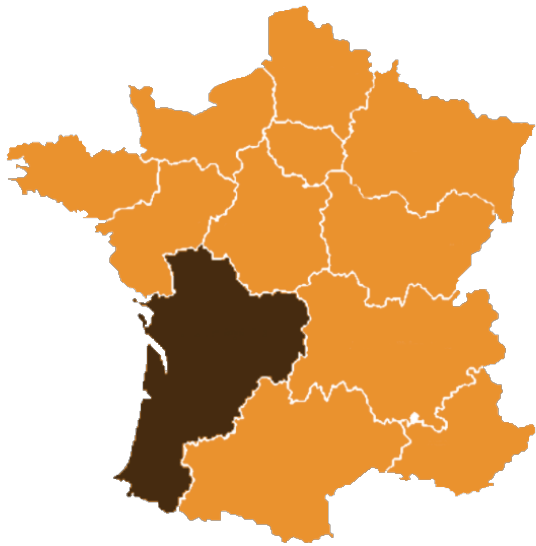
## Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€498,750

## Key Information

Year Built:	1970
Internal Area:	300 sqm
Land Area:	4498 sqm
Floor:	2
Number of Fireplaces:	1
Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Pool House?	Yes
Has Satellite TV	Yes

**Location: Nouvelle Aquitaine**



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