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## Character home with modern comfort and an indoor pool

**Bassillac , Dordogne , Nouvelle Aquitaine**



# €427,000

inc. of agency fees

5 Beds   2 Baths   212 sqm   3080 sqm

Spacious character House combining the charm of stone and modern comfort set on a large plot with truffles located just 15 minutes from the capital city of the Dordogne.

### At a Glance

<b>Reference</b>	MFH-IJLJ4BF	<b>Near to</b>	Perigueux	<b>Price</b>	€427,000
<b>Bed</b>	5	<b>Bath</b>	2	<b>Hab.Space</b>	212 sqm
<b>Land</b>	3080 sqm	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located 10 minutes from Boulazac and 15 minutes from Périgueux, this character house combines the charm of stone with modern comfort. The house has a living area of approximately 212 sq.m and boasts great features such as DPE A energy efficiency rating, a heat pump, and photovoltaic solar panels.

The spacious living room, spanning 85 sq.m, is bright and full of character, with exposed stones, beams, and a fireplace. There is a bedroom and a bathroom with an adobe floor on the ground floor. *Upstairs*, there are four additional bedrooms and a bathroom with a corner bath. As an added luxury, the house features a heated indoor swimming pool.

Situated on a total plot area of 3080 sq.m, the house has a commanding terrace with open views, some of which is covered and includes a stone barbecue and bread oven. At the entrance of the property, there is a double garage. Additionally, there are around fifteen truffle trees on the grounds, the oldest being 12 years old.

## **The Accommodation**

### **The ground floor**

- 85 sqm - Living room crossing with kitchen area, bay windows, fireplace with stove, exposed beams, departure wooden staircase
- 16,80 sqm - Bedroom, French window overlooking room indoor pool, bathroom, window, Italian shower, 2 sinks
- 1,70 sqm - WC

### **The first floor**

- 17 sqm - Landing under frame, well of day
- 18 sqm - Room, velux
- 20 sqm - Bedroom, velux
- 15 sqm - Bedroom, velux + laundry area (with pipeline, convertible into bathroom)
- 14,70 sqm - Bathroom, corner bath, washbasin, WC, velux
- 16 sqm - Bedroom, velux

## **Outside**

- BBQ area
- indoor pool, heated, 6x3m, depth 1.5m, lighting, indoor room with humidor
- bread oven

*This house is ideal for a family looking for a character property while being close to all amenities. See you soon!*

## Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	2
Price	€427,000

## Key Information

Year Built:	2006
Internal Area:	212 sqm
Land Area:	3080 sqm
Floor:	2
How many Outbuildings:	1
Number of Fireplaces:	1

### Property Features:

- garage
- truffles
- DPE A energy rating
- photovoltaic solar panels
- open views

Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has Satellite TV	Yes

## Location: Nouvelle Aquitaine





# Gallery



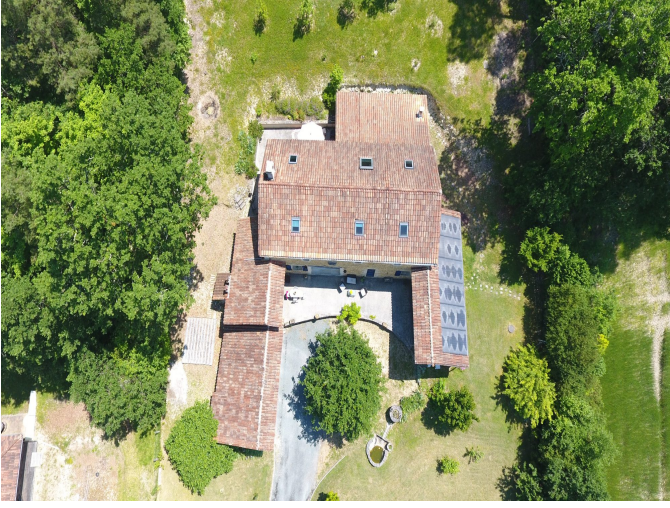












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