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## Country House with 1Ha of Land and Outbuildings

La Chapelle-Montabourlet , Dordogne , Nouvelle Aquitaine



# €380,000

inc. of agency fees

5 Beds    2 Baths    190 sqm    1 ha

Characterful house with a swimming pool and outbuildings set on 1 hectare of land situated less than 5 minutes from shops in the Dordogne.

### At a Glance

<b>Reference</b>	MFH-IJLN3CMF	<b>Near to</b>	Perigueux	<b>Price</b>	€380,000
<b>Bed</b>	5	<b>Bath</b>	2	<b>Hab.Space</b>	190 sqm
<b>Land</b>	1 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located on the outskirts of a small village, this charming property is situated less than 5 minutes away from shops. It features a characterful house with a swimming pool, outbuildings, and is set on 1 hectare of land.

The family country house offers a living area of approximately 190 sqm spread over two levels. The ground floor comprises a living room with a fireplace, a dining room, an independent kitchen, and a bedroom with an

en-suite bathroom, making it entirely suitable for single-level living. Upstairs, there are four bedrooms and a bathroom.

In addition, there is a second building with two garages and a storage area on the ground floor, and an 80 sqm space on the upper floor, providing potential for a professional project. The property also includes a dovecote/workshop and is set on a hectare of land with a well and partially wooded areas. It is worth noting that this property is eligible for the new 2024 energy renovation grants.

## **The Accommodation**

### **The ground floor**

- 23 sqm - Dining Room
- 16 sqm - Kitchen
- 22 sqm - Bedroom with bathroom en suite
- 1,5 sqm - W.C
- 5 sqm - Cellar
- 18 sqm - Clearing

### **The first floor**

- 12 sqm - Bedroom
- 11 sqm - Bedroom
- 14 sqm - Bedroom
- 19 sqm - Bedroom
- 6 sqm - Room of water
- 9 sqm - Clearing

## Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	2
Price	€380,000

## Key Information

Year Built:	1800
Internal Area:	190 sqm
Land Area:	1 ha
Floor:	2
How many Outbuildings:	2
Number of Fireplaces:	1
Property Features:	
• garages	
• atelier	
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has Satellite TV	Yes

## Location: Nouvelle Aquitaine





## Gallery













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