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Family home with an apartment and a large plot

Savignac , Dordogne , Nouvelle Aquitaine



€380,000

inc. of agency fees

4 Beds 3 Baths 260 sqm 5452 sqm

Spacious family home set on over an acre in a quiet setting, 1km from amenities and 25 minutes from Périgueux with all services.

At a Glance

Reference	MFH-IJLEL4SL	Near to	Périgueux	Price	€380,000
Bed	4	Bath	3	Hab.Space	260 sqm
Land	5452 sqm	Pool	No	Land Tax	N/A

Property Description

This family home was built in the 2000s and has a total living area of approximately 260 sqm. It is set on 5,452 sqm of land in a quiet setting, 1km from the centre of Savignac-les-Eglises with its amenities and 25 minutes from Périgueux with all services.

The house offers approximately 160 sqm of living space on 2 levels. There is a possibility of living entirely

on one level, with an entrance hall, living room, kitchen with access to a storeroom and laundry room, as well as a terrace overlooking the park, one bedroom with a full bathroom (including bath, shower, and toilet). The first floor consists of a landing, bedroom, bathroom, toilet, and mezzanine. The house is equipped with a thermodynamic hot water tank and underfloor heating by a heat pump.

Additionally, there is an independent apartment with approximately 100 sqm of living space on the garden level, with its own access. It comprises an office, living room, kitchenette, and two bedrooms, including a master bedroom with dressing room and private shower room. This apartment can be used for rental (it is in high demand in this commune with its business school) or for a professional activity.

The property also features an open double garage with a charging point for electric vehicles, as well as a closed garage.

The Accommodation

The lower floor

- 6,87 sqm - Fully equipped kitchen
- 22,67 sqm - Living room
- 15,92 sqm - Bedroom
- 10,33 sqm - Office space
- 3 sqm - Clearing
- 5 sqm - Boiler room
- 25 sqm - Master bedroom
- 10,60 sqm - Dressing room
- 6 sqm - Bathroom master bedroom
- 1,10 sqm - Independent toilet

The ground floor

- 19,24 sqm - Entrance
- 17 sqm - Kitchen equipped with cooking "piano"
- 7.74 sqm - Wine cellar
- 9.10 sqm - Laundry room
- 36 sqm - Living room
- 16 sqm - Master bedroom with Dressing room
- 9,6 sqm - Bathroom, shower and bath, double sink and toilet
- 13,8 sqm - Covered terrace (access to kitchen and living room)

The first floor

- 17,36 sqm - Bedroom with wardrobe
- 3 sqm - Landing
- 1,16 sqm Toilet
- 16,13 sqm - Mezzanine
- 4,92 sqm - Bathroom

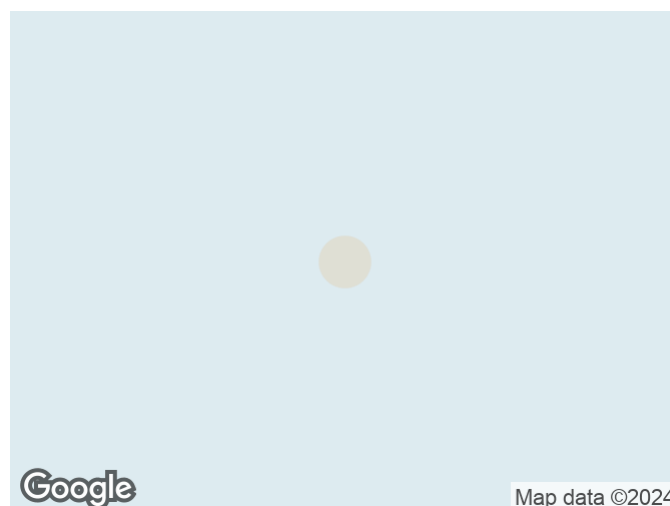
Summary

Property type:	House
Bedrooms:	4
Bathrooms	3
Price	€380,000

Key Information

Year Built:	2000
Internal Area:	260 sqm
Land Area:	5452 sqm
Floor:	3
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes

Location: Nouvelle Aquitaine



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