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## Spacious family house with a pond

Neuvic , Dordogne , Nouvelle Aquitaine



**€340,000**

inc. of agency fees

6 Beds   2 Baths   212 sqm   7020 sqm

A pleasant Perigord-style family home with large hangar set on approximately 7000 sqm of land with a pond and trees.

### At a Glance

<b>Reference</b>	MFH-IJLEA3SGF	<b>Near to</b>	Perigueux	<b>Price</b>	€340,000
<b>Bed</b>	6	<b>Bath</b>	2	<b>Hab.Space</b>	212 sqm
<b>Land</b>	7020 sqm	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This Perigord-style house is situated in a peaceful town near Neuvic and Saint Astier. The property offers a living space of approximately 212 sqm spread across two levels. The house is conveniently located close to shops, schools, health facilities, train stations, and motorway access. The layout allows for single-level living, with a double living room, kitchen, pantry/laundry room, office, 2 bedrooms, and a bathroom on the ground floor. The upper level comprises four additional bedrooms and a shower room.

The house boasts modern comforts such as a DPE rating of C, recent insulation, a heat pump, and a water softener. In addition, the property includes a spacious storage shed spanning about 380 sqm, suitable for a craftsman or storage purposes. Situated on approximately 7000 sqm of land, the exterior features a large park with trees and a pond fed by a water source.

## **The Accommodation**

### **The ground floor**

- 21 sqm - Living room with fireplace/insert
- 29,89 sqm - Dining room with stone tile
- 14,40 sqm - Fitted and equipped kitchen
- 8,45 sqm - Entrance with wooden door
- 10,76 sqm - Office space
- 2 sqm - Separate toilet
- 11,07 sqm - Release/ reversible air conditioning
- 8,88 sqm - Storeroom/ Laundry room with single glazing
- 6 sqm - Bathroom/ water
- 14 sqm - Bedroom 1 - parquet floor
- 12 sqm - Bedroom 2 with parquet floor

### **The first floor**

- 9 sqm - Clearance with carpet
- 12 sqm - Bedroom 3 with glazing and roller shutter
- 7,80 sqm - Bathroom with toilet
- 11 sqm - Bedroom 4 with glazing and roller shutter
- 14,50 sqm - Bedroom 5 with glazing and roller shutter
- 14,50 sqm - Bedroom 6 with floating parquet, glazing and roller shutter

## **Outside**

- Large Hangar -380 sqm
- Basement and garage with motorized garage door 45 sqm
- Cellar of 53 sqm

*A pleasant and spacious family home to live both indoors and outdoors.*

## Environment & Surroundings

Lake or River View? ✓

## And Before You Ask

Exposure:	West
Condition:	Ready to move in
Heating System:	Heat pump central heating
Drainage:	Septic tank needs updating
Property Tax:	€1500.00

## Summary

Property type:	Countryside house
Bedrooms:	6
Bathrooms	2
Price	€340,000

## Key Information

Year Built:	1975
Internal Area:	212 sqm
Land Area:	7020 sqm
Floor:	3
How many Outbuildings:	1
Number of Fireplaces:	1
Property Features:	
• hangar	
Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Has Satellite TV	Yes

**Location: Nouvelle Aquitaine**



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