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Stunning villa with a pool and outbuilding near Périgueux

Perigueux , Dordogne , Nouvelle Aquitaine



€768,000

inc. of agency fees

4 Beds 2 Baths 155 sqm 2651 sqm

At the gates of Périgueux, an elegant villa with stunning views combining modern comfort, elegance in a prime location.

At a Glance

Reference	MFH-IJLEL7CAF	Near to	Périgueux	Price	€768,000
Bed	4	Bath	2	Hab.Space	155 sqm
Land	2651 sqm	Pool	Yes	Land Tax	N/A

Property Description

Just outside Périgueux, there's an elegant villa with breathtaking views that offers modern comfort and a great location near amenities. It provides an exceptional living environment.

The main living area features a spacious living/dining room with large windows overlooking a covered terrace and a fully equipped open kitchen with an adjoining pantry. The villa has four bedrooms, including a

ground-floor master suite with a private bathroom and direct outdoor access. The 79 sqm outbuilding offers various possibilities for use, whether as additional housing or a workshop/garage to suit your needs.

The landscaped garden, IPE exotic wood terraces, and salt-treated swimming pool, managed by home automation and surrounded by carefully selected vegetation, create perfect relaxation spaces. High-quality construction materials, such as aluminium joinery and centralised electric shutters, have been used. The villa is equipped with a heat pump, and the fully fenced land has an electric gate to ensure safety and tranquillity.

The Accommodation

The ground floor

- 53 sqm - Living room with fireplace and fireplace
- 9,23 sqm - Kitchen corner
- 8,72 sqm - Cellar
- 7,38 sqm Clearance
- 15,24 sqm - Master bedroom
- 8,38 sqm - Bathroom
- 10,60 sqm - Bedroom
- 1,70 sqm - Wc

The first floor

- 17,95 sqm - Bedroom
- 12,64 sqm - Bedroom
- 9 sqm - Bathroom, 2 basins, bidet and wc
- 6 sqm - Pallier Mezzanine
- 15 sqm - Balcony terrace

Outside

- Double garage - 80 sqm
- salt swimming pool 4m x 8m
- several terraces

Ideal for those seeking comfort and privacy, this property is set in an exceptional spot.

Summary

Property type:	Modern Villa
Bedrooms:	4
Bathrooms	2
Price	€768,000

Key Information

Year Built:	2012
Internal Area:	155 sqm
Land Area:	2651 sqm
Floor:	2
How many Outbuildings:	1
Property Features:	
• outbuilding 79 sqm	
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes

Location: Nouvelle Aquitaine



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