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## House for sale near Siorac En Perigord in the Dordogne

Siorac En Perigord , Dordogne , Nouvelle Aquitaine



# €249,100

inc. of agency fees

4 Beds      151 sqm      0.01 ha

This deceptively large town house has been finished to the highest of standards throughout and offers flexible living accommodation. To the ground floor is a self contained apartment / studio which comes...

### At a Glance

<b>Reference</b>	MFH-AES11335-STC	<b>Near to</b>	Siorac En Perigord	<b>Price</b>	€249,100
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	151 sqm
<b>Land</b>	0.01 ha			<b>Land Tax</b>	N/A

### Property Description

This deceptively large town house has been finished to the highest of standards throughout and offers flexible living accommodation.

To the ground floor is a self contained apartment / studio which comes with a good size kitchen / diner, living

room with feature fireplace and bedroom with en-suite shower room. This apartment can be separately accessed so is ideal as a small maison d'ami or possible rental space to generate income, something the current owners have done in the past.

To the first floor (either accessed internally from the ground floor accommodation or separately from outside) is the main accommodation space which comes with three bedrooms, two shower rooms, living room, modern kitchen / diner with large island and a separate WC. There is also the opportunity to convert the loft space to either extend the third bedroom or put in a dressing room or ensuite bathroom.

Externally the property comes with a large, charming and private courtyard garden, ideal for entertaining, and is accessed from either the kitchen / diner or living room.

The property is located centrally in the small town of Siorac en Perigord and therefore has access to lots of amenities, shops, bars and restaurants. The train station in the town has direct access to Sarlat and Bordeaux.

## Summary

Property type:	House
Bedrooms:	4
Price	€249,100

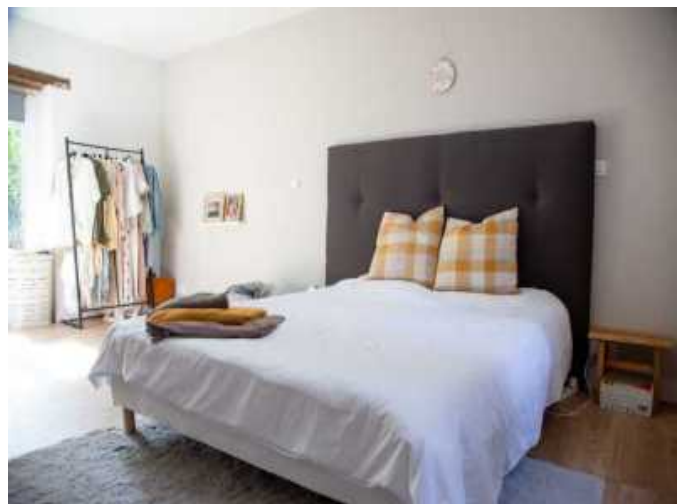
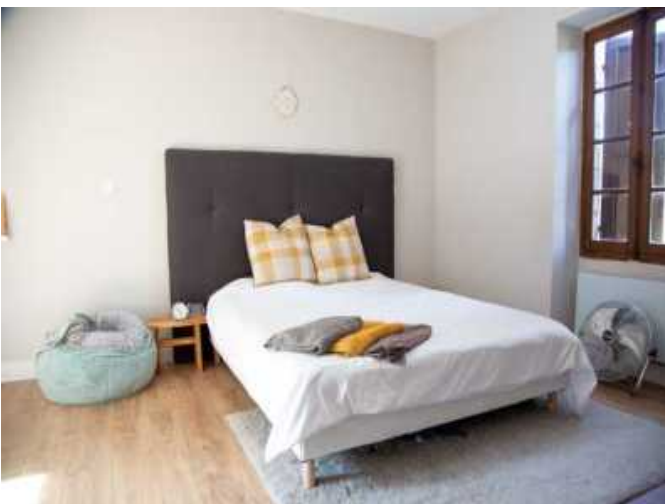
## Key Information

Internal Area:	151 sqm
Land Area:	0.01 ha
Property Features:	
•	Modern Kitchen

## Location: Nouvelle Aquitaine



## Gallery













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