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## Country house all on one level near a village in Dordogne

Sainte-Alvère , Dordogne , Nouvelle Aquitaine



**€196,100**

inc. of agency fees

2 Beds   2 Baths   91 sqm   2521 sqm

Charming country house with views, fruit trees, a pool, and a terrace located in a tranquil area, just 35 minutes from Périgueux and Bergerac. Sold fully furnished.

### At a Glance

<b>Reference</b>	MFH-IJLJ1SAL	<b>Near to</b>	Perigueux	<b>Price</b>	€196,100
<b>Bed</b>	2	<b>Bath</b>	2	<b>Hab.Space</b>	91 sqm
<b>Land</b>	2521 sqm	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Just a few minutes from the village of Sainte-Alvère, known for its truffle market, this charming country house offers a serene setting with open views. The house has a living area of approximately 91 square meters all on one level. It features a spacious living room with an integrated kitchen and a wood stove, which opens onto a large south-facing terrace with blinds.

On the same level, there are two bedrooms, two bathrooms, an office, and a connecting room. The property sits on a plot of about 2,500 square meters, providing ample outdoor space to enjoy. The grounds include fruit trees, a secure hexagonal pool, a covered terrace (preau), and a storage shed. It's worth noting that the individual sanitation is compliant.

Located in a quiet and natural environment, this south-facing country house is just 35 minutes from both Périgueux and Bergerac. Its tranquil setting and charming features make it an ideal retreat for those seeking a peaceful lifestyle in the Dordogne.

## **The Accommodation**

### **The ground floor**

- 31.50 sqm - Living room with open kitchen, stove
- 6,20 sqm - Bathroom, laundry room, WC, shower cabin, window
- 10 sqm - Connecting room, closet
- 20.30 sqm - Bedroom, window
- 10.50 sqm - Entrance/Office, window door to outside, cupboard
- 12,30 sqm - Bedroom (before: garage), window door on outside
- 3 sqm - Shower room, WC, washbasin

*This charming Dordogne property is sold fully furnished.*

## Summary

Property type:	Countryside house
Bedrooms:	2
New Home?	No
Bathrooms	2
Price	€196,100

## Key Information

Internal Area:	91 sqm
Land Area:	2521 sqm
Floor:	1

### Property Features:

- Sold sold furnished
- pool
- terrace
- open views
- south exposed
- near a village

Has a Garden Yes

Has a Terrace? Yes

## Location: Nouvelle Aquitaine



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