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# Spacious character house with a pool for sale near Périgueux

Marsac, Dordogne, Nouvelle Aquitaine



€699,500

inc. of agency fees

**5** Beds **4** Baths **241** sqm **2660** sqm

In a luxury residential area in a town 20 minutes from the centre of Périgueux, a rare property set on a good-sized plot with a pool.

€699,500

#### At a Glance

Reference MFH-IJLEA6CR Near to Perigueux Price

Bed 5 Bath 4 Hab.Space 241 sqm

Land 2660 sqm Pool Yes Land Tax N/A

**Property Description** 

In a luxury residential area in a town 10 minutes from Marsac with its shopping area and 20 minutes from the centre of Périgueux with all its shops, infrastructure and services, a rare property set on a plot of 2,660 sqm with a pool.

This house offers 240 sq.m of living space spread over three levels and boasts a very pleasant layout. On the same level, you will find an elegant entrance with storage spaces, a spacious living room with a large open kitchen creating a friendly space with a total area of 63 sqm, and two bedrooms with private bathrooms to living fully on one level.

On the upper level, a corridor leads to two other bedrooms, one with a dressing area and a full bathroom (shower and bath). In the basement, a large space of 105 sqm houses a double garage (52 sqm) and an independent apartment type T2 furnished, completely renovated in 2023 with a kitchen.

This family home has undergone a complete renovation in 2023 including modern and quality services, central heating by heat pump, a new roof and a renovated swimming pool.

A place to live of very good quality, combining the charm of the countryside and the proximity of all useful services on a daily basis.

# The Accommodation

# The ground floor

- 16.44 sqm Entrance with cupboard
- 43,36 sqm Air-conditioned living room with insert and custom-made tv stand
- 2.80 sqm Office in the tower
- 23 sqm Fitted and equipped kitchen Redone in 2023
- 3.95 sqm Clearance Corner Night

- 1.86 sqm Separate WC
- 13.70 sqm Suite (Bedroom 1, dressing room and shower room)
- 14,72 sqm Bedroom 2 with private bathroom

#### The first floor:

- 15.90 sqm Landing (Office space)
- 8.36 sqm Corridor
- 13.64 sqm Bedroom 3 with closet
- 1.63 sqm Toilet
- 20,49 sqm Bathroom/ water (bath and shower cabin thalasso)
- 25.48 sqm Bedroom 4 with dressing room

#### The basement level

- 18,06 sqm Living room (Independent studio)
- 5.75 sqm Laundry/ Dressing (Independent Studio)
- 15,57 sqm Suite of the independent studio (bedroom, bathroom and toilet)
- 5.01 sqm Under Deck Clearance

A fantastic opportunity for those who love comfort and tranquility - not to be missed!

#### **Environment & Surroundings**

Near to Shops?

Near to Schools?

Public Transport?

**And Before You Ask** 

Exposure: South-west

Year of Renovation: 2023

Condition:

Newly

renovated

Heat pump

Heating System: central

heating

Condition of Roof: Excellent

€1767.00 Property Tax:

#### **Summary**

Property type: House

Bedrooms: 5

Bathrooms 4

Price €699,500

### **Key Information**

Year Built: 1970

Internal Area: 241 sqm

Land Area: 2660 sqm

Floor: 3

How many

Outbuildings:

**Property Features:** 

Double Garage

52 sqm

Has a Wine Cellar Yes

Has an Office /

Study?

Yes

1

Has a Garden Yes

Has a Terrace? Yes

Swimming Pool? Yes

Has Air

Conditioning?

Yes

Has

Yes ADSL/Broadband?

Has Satellite TV Yes

**Location: Nouvelle Aquitaine** 



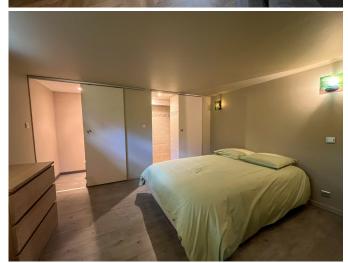
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C. BAUER - Sunday Times

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#### S. and L. BROWN



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