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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.

At a Glance

Reference MFH-IJLEA6CR

Bed 5

Land 2660 sqm

Near to Périgueux

Bath 4

Pool Yes

Price €699,500

Hab.Space 241 sqm

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 |
| Heating System: | Heat pump central heating |
| Condition of Roof: | Excellent |
| Property Tax: | €1767.00 |

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: | 1 |
| Property Features: | |
| • Double Garage | 52 sqm |
| Has a Wine Cellar | Yes |
| Has an Office / Study? | Yes |
| Has a Garden | Yes |
| Has a Terrace? | Yes |
| Swimming Pool? | Yes |
| Has Air Conditioning? | Yes |
| Has ADSL/Broadband? | Yes |
| Has Satellite TV | Yes |

Location: Nouvelle Aquitaine



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S. and L. BROWN



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