Click to view MFH-IJLB5CFD

# Spacious family home with a pool in Dordogne

Coulounieix-Chamies , Dordogne , Nouvelle Aquitaine



€498,750

inc. of agency fees

**5** Beds **3** Baths **300** sqm **4498** sqm

Located 5 minutes from
Périgueux, this spacious and
bright property offers beautiful
volumes, it comes with a garden,
a garage and a swimming pool.

#### At a Glance

 Reference
 MFH-IJLB5CFD
 Near to
 Perigueux
 Price
 €498,750

Bed 5 Bath 3 Hab.Space 300 sqm

Land 4498 sqm Pool Yes Land Tax N/A

**Property Description** 

Located just 5 minutes from Périgueux, in a prestigious residential area, this tranquil property boasts spacious and bright interiors, a garden, garage, and a swimming pool. The property is conveniently situated near shops and public transport (Péribus), making it an ideal family home that could also be used for managing guest rooms.

The house covers approximately 260 sqm, spread across two levels. It's possible to live entirely on the ground floor, which includes two living rooms, a separate kitchen, an office, a bedroom, and a bathroom. The upper level features four bedrooms and two bathrooms. The basement includes an air-conditioned cellar, boiler room, storage space, and a crawl space.

Outside, the property sits on a flat plot of land with a park containing large trees, an orchard, and a well-protected swimming pool (12m long), along with a pool house/summer kitchen and a double open garage. There's also a cistern for collecting rainwater.

# The Accommodation

# The ground floor

- 8,70 sqm Entrance, French windows
- 20 sqm Clearing
- 16 sqm Kitchen, 3 windows, tiled floor
- 5,70 sqm Cellar/ Laundry room, window
- 40 sqm Living room, marble fireplace, 2 windows, French window
- 13 sqm Office, window
- 7,30 sqm Clearing
- 1,70 sqm WC, washbasin, skylight
- 5,50 sqm Bathroom, bathtub, bidet, 1 sink, towel dryer, window
- 25 sqm Living room, open kitchen, cupboards, window, French window
- 27 sqm Bedroom, cupboard, window, French door on outside

#### The first floor

- 22 sqm Landing + Clearance
- 12 sqm Attic room, Velux
- 10 sqm Attic room, Velux
- Bathroom, bathtub, sink, VMC
- 1 sqm WC
- 14 sqm Attic room, sink, Velux
- 10,50 sqm Bathroom, large shower, 2 basins, WC, window
- 15,20 sqm Bedroom, window

# Outside

- Cellar with air conditioning
- Boiler room, Storage
- Attic, velux
- Pool House, summer kitchen, barbecue
- Open garage
- Workshop room + pool machines
- 12 meter swimming pool

#### **Environment & Surroundings**

Public Transport?

**And Before You Ask** 

Needs

Condition:

upgrading

and

modernising

Heating System:

Central

heating (gas)

Connected

Drainage:

to mains

town system

Property Tax: €3.00

#### **Summary**

Property type: House

Bedrooms: 5

Bathrooms 3

Price €498,750

#### **Key Information**

Year Built: 1970

Internal Area: 300 sqm

Land Area: 4498 sqm

Floor: 2

Number of

Fireplaces:

1

Has a Wine Cellar Yes

Has Attic Space: Yes

Has an Office /

Study?

Yes

Has a Garden

Yes

Has a Terrace?

Yes

Swimming Pool?

Yes

Pool House?

Yes

Has Satellite TV

Yes

**Location: Nouvelle Aquitaine** 



# Gallery











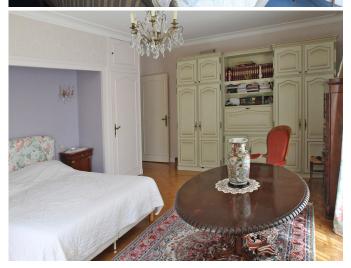
























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C. BAUER - Sunday Times

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#### S. and L. BROWN



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