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## Country House with 1Ha of Land and Outbuildings

La Chapelle-Montabourlet , Dordogne , Nouvelle Aquitaine



**€380,000**

inc. of agency fees

5 Beds    2 Baths    190 sqm    1 ha

Characterful house with a swimming pool and outbuildings set on 1 hectare of land situated less than 5 minutes from shops in the Dordogne.

### At a Glance

**Reference** MFH-IJLN3CMF

**Bed** 5

**Land** 1 ha

**Near to** Perigueux

**Bath** 2

**Pool** Yes

**Price** €380,000

**Hab.Space** 190 sqm

**Land Tax** N/A

### Property Description

Located on the outskirts of a small village, this charming property is situated less than 5 minutes away from shops. It features a characterful house with a swimming pool, outbuildings, and is set on 1 hectare of land.

The family country house offers a living area of approximately 190 sqm spread over two levels. The ground floor comprises a living room with a fireplace, a dining room, an independent kitchen, and a bedroom with an en-suite bathroom, making it entirely suitable for single-level living. Upstairs, there are four bedrooms and a bathroom.

In addition, there is a second building with two garages and a storage area on the ground floor, and an 80 sqm space on the upper floor, providing potential for a professional project. The property also includes a dovecote/workshop and is set on a hectare of land with a well and partially wooded areas. It is worth noting that this property is eligible for the new 2024 energy renovation grants.

## **The Accommodation**

### **The ground floor**

- 23 sqm - Dining Room
- 16 sqm - Kitchen
- 22 sqm - Bedroom with bathroom en suite
- 1,5 sqm - W.C
- 5 sqm - Cellar
- 18 sqm - Clearing

### **The first floor**

- 12 sqm - Bedroom

- 11 sqm - Bedroom
- 14 sqm - Bedroom
- 19 sqm - Bedroom
- 6 sqm - Room of water
- 9 sqm - Clearing

## Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	2
Price	€380,000

## Key Information

Year Built:	1800
Internal Area:	190 sqm
Land Area:	1 ha
Floor:	2
How many Outbuildings:	2
Number of Fireplaces:	1
Property Features:	
<ul style="list-style-type: none"><li>garages</li><li>atelier</li></ul>	
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has Satellite TV	Yes

**Location: Nouvelle Aquitaine**





## Gallery















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**S. and L. BROWN**



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