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## Renovated family home in the Dordogne

Mareuil , Dordogne , Nouvelle Aquitaine



**€349,200**

inc. of agency fees

4 Beds   3 Baths   207 sqm   3855 sqm

Renovated family home with a panoramic view for sale in a Dordogne village with shops, restaurants, weekly market and schools. REDUCED!

### At a Glance

Reference	MFH-IJLN3MZ	Near to	Perigueux	Price	€349,200
Bed	4	Bath	3	Hab.Space	207 sqm
Land	3855 sqm	Pool	No	Land Tax	N/A

### Property Description

Just a short distance from Mareuil Castle, there is a house located in a village that offers amenities such as shops, restaurants, a weekly market, and schools.

The house has a living space of approximately 207 square meters and boasts a panoramic view. It features a spacious and well-lit living room (44 sq.m), a fully equipped independent kitchen (20 sq.m), along with a

total of four bedrooms, two bathrooms, and a bathroom. The layout allows for the possibility of living on one level, with a bedroom, dressing room, and bathroom located on the same level as the living areas.

Recently, a heat pump heating system was installed in 2022, along with a wood stove, which is perfect for the area. The property also includes a garden, 2 terraces, and a cellar.

## **The Accommodation**

### **The ground floor**

- 43 sqm - Living room with panoramic view
- 20 sqm - Kitchen
- 15 sqm - Clearing
- 3,80 sqm - W.C
- 1,70 sqm - W.C
- 12 sqm - Bathroom with walk-in shower
- 16,50 sqm - Room
- 3,35 sqm - Dressing (formerly entrance condemned)

### **The first floor**

- 6,30 sqm - Bedroom
- 3 sqm - Landing
- 4,70 sqm - Bathroom with toilet
- 10,50 sqm - Room under the roof
- 7,80 sqm - Office space
- 4,40 sqm - Clearance
- 45,30 sqm - Dormitory

## Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	3
Price	€349,200

## Key Information

Year Built:	1960
Internal Area:	207 sqm
Land Area:	3855 sqm
Floor:	2
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Has Satellite TV	Yes

## Location: Nouvelle Aquitaine





## Gallery













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