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Country house all on one level near a village in Dordogne

Sainte-Alvère , Dordogne , Nouvelle Aquitaine



€196,100

inc. of agency fees

2 Beds 2 Baths 91 sqm 2521 sqm

Charming country house with views, fruit trees, a pool, and a terrace located in a tranquil area, just 35 minutes from Périgueux and Bergerac. Sold fully furnished.

At a Glance

Reference	MFH-IJLJ1SAL	Near to	Périgueux	Price	€196,100
Bed	2	Bath	2	Hab.Space	91 sqm
Land	2521 sqm	Pool	No	Land Tax	N/A

Property Description

Just a few minutes from the village of Sainte-Alvère, known for its truffle market, this charming country house offers a serene setting with open views. The house has a living area of approximately 91 square meters all on one level. It features a spacious living room with an integrated kitchen and a wood stove, which opens onto a large south-facing terrace with blinds.

On the same level, there are two bedrooms, two bathrooms, an office, and a connecting room. The property sits on a plot of about 2,500 square meters, providing ample outdoor space to enjoy. The grounds include fruit trees, a secure hexagonal pool, a covered terrace (preau), and a storage shed. It's worth noting that the individual sanitation is compliant.

Located in a quiet and natural environment, this south-facing country house is just 35 minutes from both Périgueux and Bergerac. Its tranquil setting and charming features make it an ideal retreat for those seeking a peaceful lifestyle in the Dordogne.

The Accommodation

The ground floor

- 31.50 sqm - Living room with open kitchen, stove
- 6,20 sqm - Bathroom, laundry room, WC, shower cabin, window
- 10 sqm - Connecting room, closet
- 20.30 sqm - Bedroom, window
- 10.50 sqm - Entrance/Office, window door to outside, cupboard
- 12,30 sqm - Bedroom (before: garage), window door on outside
- 3 sqm - Shower room, WC, washbasin

This charming Dordogne property is sold fully furnished.

Summary

Property type:	Countryside house
Bedrooms:	2
New Home?	No
Bathrooms	2
Price	€196,100

Key Information

Internal Area:	91 sqm
Land Area:	2521 sqm
Floor:	1

Property Features:

- Sold sold furnished
- pool
- terrace
- open views
- south exposed
- near a village

Has a Garden Yes

Has a Terrace? Yes

Location: Nouvelle Aquitaine



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S. and L. BROWN



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