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## Countryside house for sale near Rouffignac De Sigoules in the Dordogne

**Rouffignac De Sigoules , Dordogne , Nouvelle Aquitaine**



# €599,000

**inc. of agency fees**

**4 Beds   1 Baths   220 sqm   1.66 ha**

Beautiful stone country house just 15 minutes from Bergerac, offering 220m2 of living space. The house comprises a large entrance...

### At a Glance

**Reference** MFH-AES11145-EY

**Bed** 4

**Land** 1.66 ha

**Near to** Rouffignac De  
Sigoules

**Bath** 1

**Pool** Yes

**Price** €599,000

**Hab.Space** 220 sqm

**Land Tax** N/A

### Property Description

Beautiful stone country house just 15 minutes from Bergerac, offering 220m<sup>2</sup> of living space. The house comprises a large entrance hall, with high ceilings and exposed wooden beams, a large living/dining room and a fully equipped kitchen, as well as a cosy sitting room with an open fireplace. The house offers four bedrooms There is a bathroom and a shower room, plus two mezzanines, one of which is used as an office space. Above the bedrooms is a partially convertible attic. Attached to the house is a large 70m<sup>2</sup> garage and a wine cellar. The property extends to approx. 1.6 ha with a magnificent garden, a saltwater swimming pool with heat pump, a lovely terrace and covered terrace, as well as a wooden garden shed and a petanque court. At the rear of the property, independent of the house, is a large, secure workshop with plastic tunnels, accessed via an electric gate.

### Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	1
Price	€599,000

### Key Information

Internal Area: 220 sqm

Land Area: 1.66 ha

Property Features:

- Swimming Pool

Swimming Pool? Yes

### Location: Nouvelle Aquitaine



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**S. and L. BROWN**



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