



Ref : 9816CHG

Contemporary villa near Périgueux in a wooded park

Area PERIGUEUX



Habitable : 397 m²



Usable : 0 m²



Land : 1,2 Ha

1 075 000 €

Luxurious residence for sale Dordogne. Beautiful contemporary villa built in 2009 with a living area of 397 m². On the ground floor, fully equipped kitchen, garage for 2 vehicles, boiler room and toilet. On the opposite side, a living room of 84 m² with adjoining lounge of 43 m² and a stone fireplace. The night part is composed of a bedroom, a toilet and a shower room. The master suite has a surface area of 32 m² with a shower room and WC.

IN SUMMARY

Rooms : 5
Bedrooms : 2
Bathrooms : 2

Swimming pool : no
Garage place : 2
Parking space : 5
Outbuildings : no



Gas



Pond
Tank



Adsl
Fiber

Advantages : Location | 12,000 m² park

SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 10 mn



Kindergarten : 5 mn

Elementary : 5 mn

Middle School : 15 mn

High school : 15 mn



5 mn



5 mn



8 mn



90 mn

ENERGY INFORMATION

Consommation conventionnelle 67,00 kWh/m².an

Estimation des émissions 11,00 kg éqCO₂/m².an



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DESCRIPTION

A large mezzanine with a billiard table and library is accessible by a beautiful elm staircase.

It is possible to create two additional bedrooms.

The solarium offers a breathtaking view.

The jacuzzi, the barbecue area and the covered terraces make it possible to take full advantage of this pleasant south-facing property.

A shaded park, a small pond with water lilies decorate this rather exceptional space at the gates of Périgueux.

The property is fully enclosed with a doorman, a secure house, asphalt driveways, town gas heating, water softener, solar water heater, 5,000 litre rainwater reserve for automatic watering.

This 12,000 m² property is situated in a natural area in a dominant position, 5 minutes from all amenities, and has a building area in the Local Urban Plan.

Are you interested ?



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