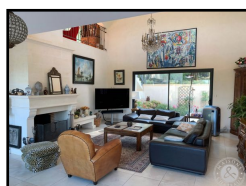
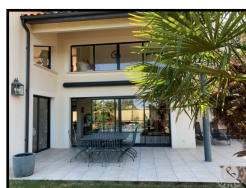
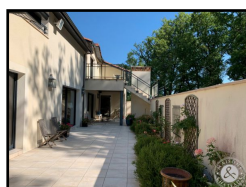




REAL ESTATE
PRESTIGE & CHARACTER



- Ref : **9816CHG**
- Price : **1 075 000 €**
- Location : **Aquitaine / Dordogne**



Magnificent contemporary villa on the outskirts of Périgueux, completely secure, in a dominant position.

You will be seduced by the quality of the materials used, its location on a partly wooded plot with a pond.





Ref : 9816CHG	Location
Living space : 397 m² Total potential : 0 m² Land surface : 1,2 Ha Dependences : no Pool : no Advantages : Location 12,000 m² park	 Region : Aquitaine Department : Dordogne
Price : 1 075 000 €	

Fees to be paid by the vendor

Full description

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.

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.



