

Dordogne Perigord Noir: Beautiful single storey house

Country House For Sale

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Dordogne Perigord Noir: Beautiful single storey house ...

**Price:** €368,000

**Bedrooms:** 2

**Bathrooms:** -

**M2 Living:** -

**M2 Plot:** -

**M2 Terrace:** -

**Address:** Belves Aquitaine, 24170

Dordogne Perigord Noir: Magnificent single storey house of the year 2008 approximately 128 m2 habitable including / understanding an entrance, a big living room, dining room, equipped kitchen, office, 2 big rooms with each a dressing and a room of water separate toilet, laundry room; garage and cellar / woods attached; on the outside a large south-facing terrace partially covered, a porch on the north side; the whole on a park entirely paysage and closed of 3741 m2 with nice views on the village. Very luminous and economic house with exceptional benefits at the edge of the medieval village of Belves.

**Characteristics Principal:** - dwelling house of about 128 m2 living space on one level - entrance on the north (3,77 m2), tiled floor- large living room dining room kitchen (59,98 m2), tiled floor, south exposition the living room is equipped with a fireplace with insert turbo cast iron - the kitchen Hardi Inside is fully equipped with 2 ovens (electric and steam) (11,82 m2) - 1 bedroom to the south with dressing room and bathroom with toilet (22) , 45 m2), tiled floor - 1 bedroom in the north with dressing room and bathroom (17,66 m2), tiled floor - toilets with washbasin, tiled floor (2,34 m2) - laundry room -cellar with direct access to the kitchen and the garage (6,83 m2), tiled floor- a cellar- fireplace (4,97 m2), tiled floor - a garage adjoining the house (22 m2), tiled floor - a large terrace (45 m2), of which 25,35 m2 covered, large slabs on the ground- : electric underfloor heating and reversible heating by heat pump - mains drainage - double glazing, windows and patio doors in aluminum - all doors are wide to facilitate the accessibility of the disabled - centralized aspiration - VMC automated roof insulation 30 cm of rock wool- the whole house has been repainted inside in 2014- plot 3741 m2 fully fence with remote controlled automatic door and built-in camera- large parking area to the north of the house for several cars- ADSL, WIFI- all shops on foot- 40 minutes to Bergerac international airport, 60 minutes to Brive airport- North / South exhibition, views of the medieval town and the landscape- house currently a main residence- DPE en cours

A very pretty, spacious and bright house of 2008, built in brick by Maison 24 in 2008, traditional style with approximately 128 m2 living space on the ground floor at the edge of a medieval town in Perigord Noir with all shops , several doctors, dentist, hospital, schools and college, swimming pool and tennis, as well as several restaurants and a weekly market ... all on foot. A 5 minutes drive to the river Dordogne and 2 golf courses (18 holes and 9 holes) and a large Carrefour supermarket ... and close to all the tourist sites of the region visited by more than 2.5 million visitors each year. An exceptional house, built with quality materials in a quiet but not isolated ... and finished inside and outside with lots of charm and care ... to see absolutely.

