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A large modern Perigordine style house built in 1994 ...

Country House For Sale



**Price:** €230,000

**Bedrooms:** 4

**Bathrooms:** -

**M2 Living:** -

**M2 Plot:** -

**M2 Terrace:** -

**Address:** Saint-Chamassy  
Aquitaine,24260

A large modern Perigordine style house built in 1994 for sale, with 2 floors providing around 190 m2 of living space, a large basement of around 100 m2, a south-facing terrace, all set on around 3400 m2 of landscaped gardens with enclosed vegetable plot not far from the market town of Le Bugue in the Perigord Noir of the Dordogne.

Spacious and light, this house is set in a very quiet location in the countryside but close to all amenities in Le Bugue.

Main features:

- 3400 m2 of enclosed grounds with wrought iron front gates
- 190 m2 of living space on three floors
- a central entrance hall with wooden stairs to the first floor
- large living room with fireplace and insert woodturner, tiled floor and French windows leading to the south-facing terrace
- a fitted kitchen open on to the separate dining room with French windows on the terrace
- a downstairs shower room with washbasin and wc
- on the first floor, 4 bedrooms and a spacious bathroom
- electric central heating and insert woodturner
- fully insulated roof, floors and walls, single glazing throughout
- septic tank drainage with grease filter
- large basement with 2 large rooms, a boiler room/laundry, workshop/storeroom, wine cellar, inside stairs leading to the house above
- an enclosed vegetable garden
- a large front terrace partially covered, stone and wooden steps

- ADSL, WIFI

The House (190 m2):

Ground floor (100 m2 approximately):

- a south-facing entrance hall with tiled floor, wooden staircase to the first floor
- a large living room with tiled floor, 3 windows, French windows to the south-facing terrace, insert woodturner
- a partially fitted kitchen opening into the dining room, tiled floor, 3 north-facing windows
- spacious dining room with French windows leading to the south-facing terrace
- a downstairs shower room with shower, wash basin and wc, and large enough to put in a bath also, tiled floor

First floor (90 m2 approximately) :

- a west-facing double bedroom with exposed beams, lino on concrete floor
- a north-facing double bedroom, exposed beams, lino on concrete floor
- a north-facing double bedroom, exposed beams, lino on concrete floor
- a south-facing bedroom, exposed beams, lino on concrete floor
- a spacious east-facing bathroom with bath and shower over, wash basin and wc

Lower ground floor basement (100 m2 approximately)\*:

- a west-facing entrance into a large room with tiled floor
- a boiler room/laundry with hot water tank, sink and concrete floor
- a sports room with tiled floor
- a workshop/storeroom with concrete floor
- a wine cellar with earth floor

\*This floor could easily make a separate apartment or gite

Outside, to the west of the house, is an enclosed vegetable garden

Under the front terrace is an enclosed wood store

Around the house are the grounds, a mix of grass and flowering shrubs and mature trees with mature hedges on the boundary. The grounds are completely enclosed with a set of wrought-iron gates at the entrance.

A spacious and light house in good condition (some cosmetic updating required), in a peaceful situation around 5 km from the market town of Le Bugue with all amenities... between the valleys of the Dordogne and the Vezere, and in easy reach of all the popular tourist spots of the Perigord Noir. A really good deal !

