



## Charmante demeure avec piscine composée de 2 bâtisses.



### Agent Info

Name: ArKadia  
 Company Name:  
 Country: United Kingdom  
 Phone:  
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
 Price: USD 283,555.01

### Location

Country: France  
 State/Region/Province: Nouvelle-Aquitaine  
 City: Mussidan  
 ZIP code: 24400  
 Posted: Jun 07, 2024

### Description:

Located in Mussidan near the city center, I invite you to come and discover this very beautiful set of two beautifully wooded houses. 1 hour from Bordeaux, 1/2 hour from Périgueux and Bergerac, train station and A 89 access a few minutes away.

The main house of 200 m2 neo-Basque style raised on basement / total floor consists of:

A spacious entrance, an independent, fitted and equipped kitchen opening onto a terrace, a living/dining room with fireplace, a laundry room, an office or bedroom.

Floor: Landing with a separate WC, 2 bedrooms, one with a bathroom and the other with a dressing room, an office or small bedroom.

Basement: A large bedroom with shower room, separate WC, 2 storage rooms, an office with direct access to the courtyard, a workshop/boiler room, a cellar, a garage.

Exterior: A magnificent 12 x 6 swimming pool, with poolhouse, barbecue, terrace.

Oil central heating, PVC double-glazed carpentry with rolling shutters, mains drainage

The second single storey house or professional premises of 106 m2 consists of:

An entrance, a kitchen, a bathroom, a separate toilet, other rooms that you can arrange according to your needs (home or other), a garage. Electric heating, mains drainage, all on enclosed grounds of approximately 2200 m2. Come and discover without further delay.

Built: 1940

### Common

Bedrooms: 4



Bathrooms: 1  
Finished sq. ft.: 200 sq m  
Lot Size: 2200 sq m

### Room details

Total rooms: 9  
Indoor Features: Fitted kitchen

### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 124

### Building details

Parking: Yes  
Outdoor Amenities: Pool

### Lease terms

Date Available:

### Additional information

Website URL: [http://www.arkadia.com/AGHX-T560399/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T560399/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 1317937

