



Ref: A22814DOB24

Price: 450 500 EUR

agency fees included: 6 % TTC to be paid by the buyer (425 000 EUR without fees)

Architect-designed house. Fully equipped kitchen, bathroom and shower, dining room, 5 bedrooms. Garden. Pool.



## INFORMATION

Town: Mussidan

Department: Dordogne

Bed: 5

2 Bath:

Floor: 290 m<sup>2</sup> Plot Size: 3110 m2















#### IN BRIFF

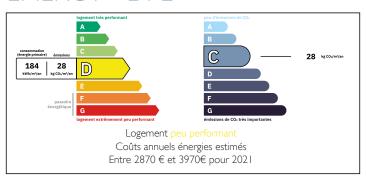
Beautiful house designed by an architect with a swimming pool and a garden.

It includes 8 principal rooms: a spacious living area with a fireplace and an independent dining room, a superb kitchen with another dining area. 4 bedrooms and 2 bathrooms with showers. There is a large, well lit office space, laundry room, wine cellar, and pantry. Upstairs a large mezzanine open to living room with another bedroom adjacent. Two entrances allow access to the house; one a 2 car garage. Swimming pool (12mx6m, chlorine) with a pool house and a summer terrace. Well.

Exterior - garage, covered storage for firewood, and garden shed. Large garden with trees, terrace with barbecue, and an area with raised beds for a vegetable garden. Ideal place to enjoy the calm and tranquility in this zen space.

In the...

### **ENERGY - DPF**



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.





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# LOCAL TAXES

Taxe foncière: 3225 EUR

Taxe habitation: EUR

### **NOTES**

### DESCRIPTION

This spacious, modern house was designed by an architect. The main entrance leads to a foyer (3,50m2). Most of the house is on the ground floor with the exception of a large mezzanine (38m2) overlooking the salon. There is also a wine cellar (9m2) below ground level. The salon (37m2 with an angle 10m2) faces a wall of double glass doors and windows which look out onto a large terrace, wooded garden and swimming pool (12x6m2). There is a very elegant fireplace which divides the salon from the main dining area (20m2). The kitchen (23m2) is fully equipped and contains an island and small dining area. This leads out to a patio with a large barbecue.

There are 4 cozy bedrooms (between 13,8m2 and 17,8m2) and a large office space (23m2) each with glass doors leading to different areas of the immaculate garden. There are two full bathrooms (one 12,8m2) with showers and 2 WC (1m2). The mezzanine is reached by a charming wooden, circular staircase. The wood floors and ceiling give the mezzanine area a cozy club ambiance.

The house is almost completely surrounded by an immense, walled garden which allows for tranquility and privacy. Garden areas include; raised beds for growing vegetables, old, magnificent trees which offer shade and protection, the terrace running the length of the salon, the chlorine swimming pool and pool house, a well and the patio area with the enormous, solidly built barbecue.

This house is...