

## Contemporary house close to Lalinde

Villa For Sale

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Price: €289,300

Bedrooms: 5

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Lalinde Aquitaine, 24150

A modern house dating from 1986 with around 200m<sup>2</sup> of living space on one floor which includes a separate apartment, a large basement of around 80 m<sup>2</sup> with garage, workshop and games room, a veranda (15m<sup>2</sup>), a pool (10m x 4m), an open fronted barn (100 m<sup>2</sup>), a wooden summer house, a large parking area, all set in mature enclosed grounds of around 4844 m<sup>2</sup> (just over an acre) just outside the pretty riverside market town of Lalinde (24150) in the Dordogne.

## Main features:

- 4844 m<sup>2</sup> of landscaped and enclosed grounds
- 200 m<sup>2</sup> of living space on one floor which includes a separate apartment
- a spacious basement with garage for two cars, a workshop area (40 m<sup>2</sup>) and large games room (40 m<sup>2</sup>)
- gas-fired central heating, open fireplace in the living room
- fully insulated roof, double glazing throughout
- septic tank drainage (conform)
- a east-facing veranda leading to outside terrace and barbecue area
- a chlorine-filtered pool with paving stone surround and roman steps (10m x 4m), enclosed
- a wooden summer house used as a pool changing room
- a very large open-fronted barn (100 m<sup>2</sup> approx.)
- landscaped garden with small wood

- ADSL, WIFI

- DPE (energy rating) « C », GES (gas emissions) « A »

The House :

Ground floor - main house (164 m<sup>2</sup> approximately):

- a west-facing central entrance hall with tiled floor (9,6 m<sup>2</sup>)
- a large living/dining room with tiled floor, open fireplace, exposed ceiling beams, French windows leading to the west-facing terrace (46 m<sup>2</sup>)
- a newly fitted modern kitchen with tiled floor leading to the east-facing veranda and adjoining laundry room (15,5 m<sup>2</sup>)
- three spacious bedrooms with carpeted floors (14,4m<sup>2</sup>, 13,8m<sup>2</sup>, 12,5m<sup>2</sup>)
- a large family bathroom with large shower, 2 washbasins and wc, tiled floor, east-facing window (8,5m<sup>2</sup>)
- a separate loo with washbasin and west-facing window (1,5 m<sup>2</sup>)
- an east-facing veranda leading to a terrace and on to the pool area (15 m<sup>2</sup>)
- a spacious laundry and utility room with double sink and large east-facing window (15m<sup>2</sup>)
- an inside staircase leading down to the basement and garage area

Ground floor - separate apartment (36 m<sup>2</sup> approx.)\* :

- a living room with kitchenette, dining area, tiled floor and door to east-facing terrace (14,20 m<sup>2</sup>)
- a main bedroom with French windows leading to the west terrace, tiled floor (13,30 m<sup>2</sup>)
- a shower room with shower, washbasin and wc (3m<sup>2</sup>)
- a children's bedroom with bunk beds (5,8 m<sup>2</sup>)

\*this apartment could be used for B&B, small gite or a granny flat.

Lower ground floor basement (80 m<sup>2</sup> approximately) :

- a west-facing entrance into the double garage and workshop area (40 m<sup>2</sup>)
- a large games room (40 m<sup>2</sup>)

Outside, to the north of the house is the enclosed pool area with chlorine-filtered pool and roman steps (10m x 4m) and a wooden summer house. Also in the grounds is a very large open barn of around 100 m<sup>2</sup> of surface area, cleverly concealed by mature trees.

Opposite the house on the east side is a small outbuilding housing wood for the fire and a built-in barbecue.

Around the house are the grounds, a mix of grass and flowering shrubs and mature trees, some fruit trees (cherry, apple, plum, pear, vine) with mature hedges on the boundary. To the front of the house is a large shaded parking area for a number of cars. The grounds are completely enclosed and well maintained.

This is a spacious property in excellent condition with a pretty garden and small wood, only 2,5 km to all shops and services in Lalinde which is half-way between Sarlat and Bergerac and only 30 minutes to the airport. Ideal as a primary home with all modern comforts or as a holiday home in a popular tourist area, close to all the famous sights of the Perigord.

