

Magnificent 5-bedroom village house with large garden and swimming pool on the outskirts of Périgueux.



## INFORMATION

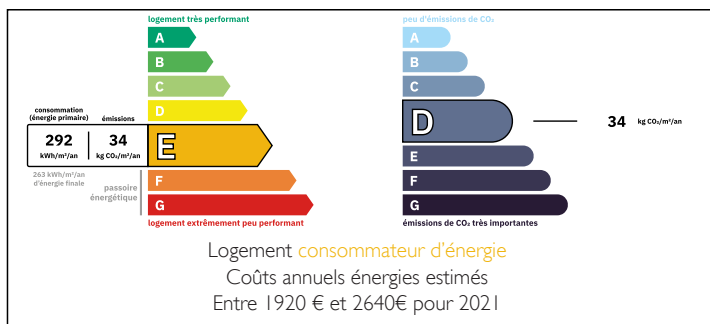
|             |                       |
|-------------|-----------------------|
| Town:       | Boulazac Isle Manoire |
| Department: | Dordogne              |
| Bed:        | 5                     |
| Bath:       | 2                     |
| Floor:      | 140 m2                |
| Plot Size:  | 4200 m2               |

## IN BRIEF

Single-storey house built in 1975 on land of approx. 4200m2 with outline planning permission for further building. This house is connected to mains drainage and mains gas \* (recent boiler). Lots of charm, it comprises a fitted kitchen, lounge/dining room of around 50 m2, 1st night area with two bedrooms of 10.55 m2 and 10.98 m2, bathroom of 4.59 m2 and separate wc. 2nd night area with two bedrooms of 11.50 m2 and 1 bedroom of 12.65 m2 and shower room of 5.27 m2 and separate wc with cupboard of 3.46 m2. Mezzanine of 8.80 m2 that could be used as an office. Boiler room 13.34 m2 and garage 21.07 m2 . 5x10 m chlorine swimming pool and pool house with shower and utility room. Aviaries that could easily be converted for other uses.



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.



## DESCRIPTION

House ideally located just 2 km from the Boulazac area, in a market town close to the motorway, and built on 4200m<sup>2</sup> of building land:

Traditionally built in 1975: this single-storey house offers rustic, traditional charm, with architecture typical of the period.

Wooded, sheltered plot: Nestling in a green setting, the property offers privacy and tranquillity, yet is close to the amenities of the Boulazac area.

Connected to mains drainage and town gas: The house is equipped with all these modern conveniences, with a recent boiler providing gas heating.

Spacious and functional interior:

Fitted kitchen: A fitted kitchen provides a practical space for preparing meals.

Living/dining room of around 50 m<sup>2</sup>: A large, bright and friendly living area.

1st night area : Two bedrooms, a bathroom and a separate WC.

2nd night area : Three additional bedrooms, a shower room and a separate WC with cupboard.

Mezzanine: An additional space that could be used as a study or reading area.

Boiler room and garage: A boiler room and garage offer practical space for storage and equipment.

Pleasant exterior :

5x10 m chlorine pool: Ideal for cooling off on hot summer days.

Pool house with shower and equipment room: A space dedicated to the comfort and maintenance of the pool.

Aviaries: Structures that can be converted to suit the needs of the occupants.

This house offers a comfortable living environment, with well-appointed interior spaces and outdoor facilities that encourage relaxation and outdoor pursuits. Its strategic location close to the Boulazac

## LOCAL TAXES

**Taxe foncière:** 1450 EUR

**Taxe habitation:** EUR

## NOTES