

House for sale | Boulazac | 5 rooms | 118 m



INFORMATION

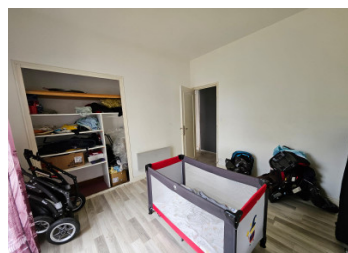
Town:	Boulazac Isle Manoire
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	118 m2
Plot Size:	1008 m2

IN BRIEF

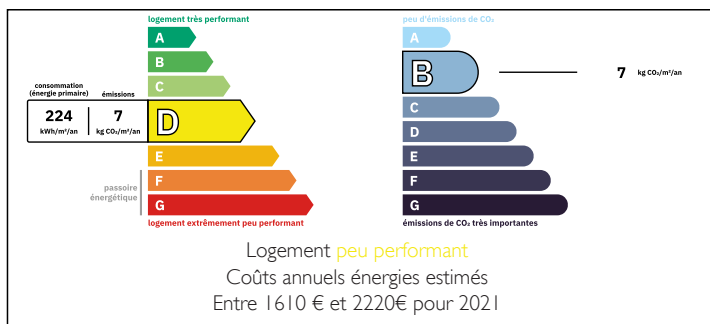
In a quiet area of Boulazac, this single-storey bungalow has a detached garage.

This property comprises a fitted kitchen opening onto a lounge, living room, four bedrooms, one of which has a shower room and separate toilet, a separate shower room and a toilet.

Attractive, flat, fenced garden of approx. 1000 m². Work to be carried out.

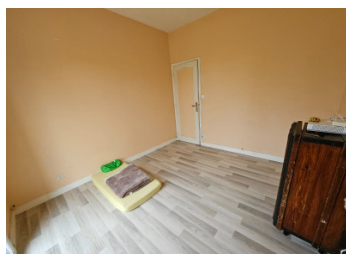
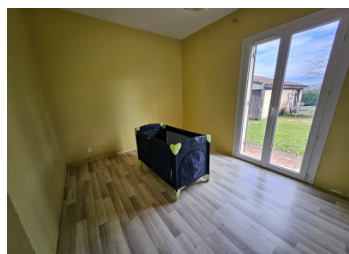


ENERGY - DPE



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

This single-storey bungalow with detached garage is located in a quiet, sought-after area on the heights of Boulazac, offering a prime location and great potential. The house comprises a bright fitted kitchen opening onto a lounge and living room, as well as four bedrooms, one of which has a shower room and wall-hung toilet. There is also an additional shower room and toilet.

The flat, fenced plot of approx. 1,000 m² offers interesting possibilities for outdoor development. It should be noted, however, that work is required, at an estimated cost of around €8,000. In addition, the land is suitable for swimming pools and is connected to mains drainage.

This property represents an opportunity for those looking for a peaceful and pleasant environment, with the possibility of personalising and enhancing their home to suit their needs and tastes.

LOCAL TAXES

Taxe foncière: 1420 EUR

Taxe habitation: EUR

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES