

Stone built former farm house with inside courtyard, great potential for gites, situated in a calm spot.

EXCLUSIVE



INFORMATION

Town:	Boulazac Isle Manoire
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	140 m2
Plot Size:	8157 m2

IN BRIEF

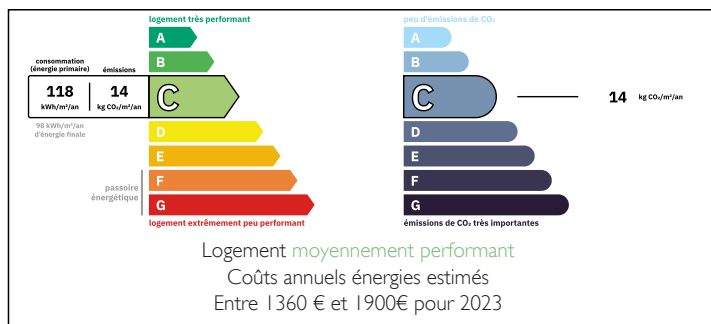
This charming stone built property has been fully renovated, situated in Le Change, a calm village with no overlooking neighbours and pretty views over the valley of the Dordogne. Not far from Périgueux, Trélissac and Boulazac.

The property is composed of a fully renovated house, and outbuildings surrounding a courtyard.

The buildings offer around 400m², great potential to transform into gites or other.

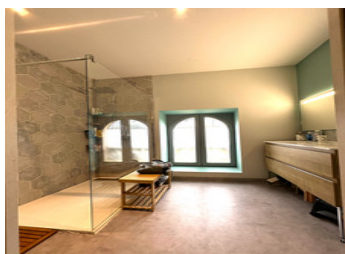
All of the roofs are in good condition, the house is fully renovated and has double glazing throughout, the insulation, electricity, plumbing has been recently done, you will find an individual septic tank, oil and wood fuelled heating.

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

The house offers around 140m², it is composed of an entrance opening onto a large living room of 65m², open kitchen which is fully equipped, dining room which gives onto the terrace with panoramic views and access to the above ground swimming pool.

A hallway opens onto storage space, shower room and a separate WC.

First floor: Landing opening onto 4 mansarde bedrooms, a shower room and a separate WC.

The outbuildings offer around 400m², and land of 8000m².

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

LOCAL TAXES

Taxe habitation: EUR

NOTES