

Ref: A40731SUG24

Price: 299 750 EUR

agency fees to be paid by the seller

C17th/18th house and a guest house on the banks of the river Isle, in a green belt at the edge of Périgueux



INFORMATION

Town: Boulazac Isle Manoire

Department: Dordogne

Bed: 4

Bath: 3

Floor: 168 m2
Plot Size: 1820 m2









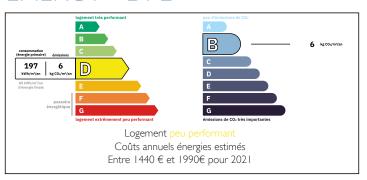




IN BRIEF

This charming 4 bedroom stone property with many period features stands on a no through cycle path surrounded by non-buildable meadows with its garden stretching down to the River Isle. On the opposite bank there is a large, wooded park that enhances the tranquillity of the property therefore one would never know that it is within walking distance to shops, and a short drive to the Périgueux city centre. An ancient, town and country house and guest house by a river rolled into one!

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.





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LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Main house (Older 17th/18th century)
Ground floor cellars 25m² and 20 m²
Up stone exterior steps to 1st floor
Kitchen with vast stone fireplace (unused) 17 m²
Sitting room stone fireplace and wood burner and ancient Périgordine flooring 27 m²
1st bedroom 10 m²

Washroom with shower, washbasin and w/c 5 m² Guest house (adjoining old house as a large wing, once an 18th century barn)

Large sitting room/kitchen/dining room 45 $\,\mathrm{m}^2$ Utility room 3,5 $\,\mathrm{m}^2$

Washroom with shower, washbasin and w/c 3 m² 2nd bedroom 11,5 m² 3rd bedroom 11,5 m²

1st Floor

Large landing and sitting area $16~\text{m}^2$ Bathroom with bath, washbasin and w/c $7~\text{m}^2$ 4th bedroom $15.5~\text{m}^2$

Outside

1820 m² of garden, river frontage and mature trees

Amentities

Local shops and supermarket 5 minutes walk Périgueux center 12 minutes by car SNCF train station 20 minutes by car Airport (Bergerac) 55 minutes by car

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