

Ideal first purchase or investment. 2 bedroom single storey house with adjoining garage and garden.

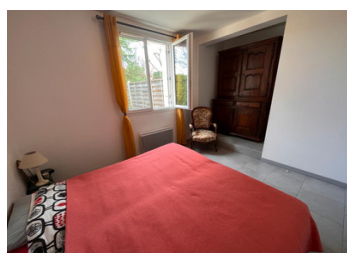


## INFORMATION

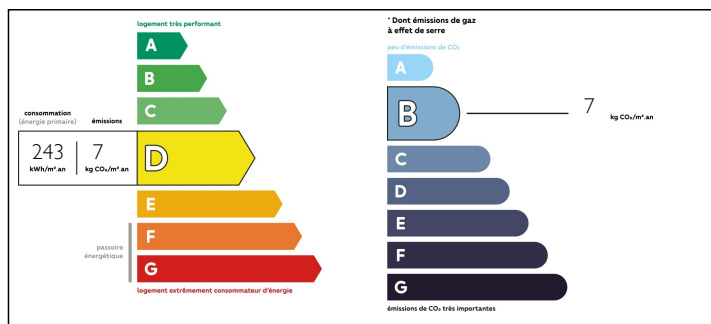
Town:	Boulazac Isle Manoire
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	70 m2
Plot Size:	1130 m2

## IN BRIEF

Single storey house of 70 m2 consisting of a living room with fitted kitchen, 2 bedrooms, shower room, WC storeroom. Possibility to extend by 50 m2 more with an attached garage. Carport. Well with pump. Land of 1130 m2

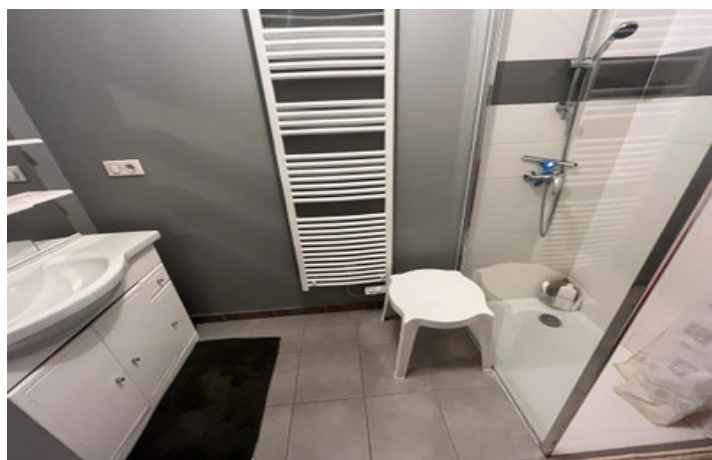


## ENERGY - DPE



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

10 mns from Boulazac in the commune of St Laurent / Manoir

Single storey house of 70 m2 consisting of a living room with kitchen, 2 bedrooms, bathroom, toilet storeroom.

Possibility to extend by another 50 m2 with an attached garage.

Carport.

Well with pump. Land of 1130 m2

Near train station on foot.

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

## LOCAL TAXES

Taxe fonci  re: 720 EUR

## NOTES