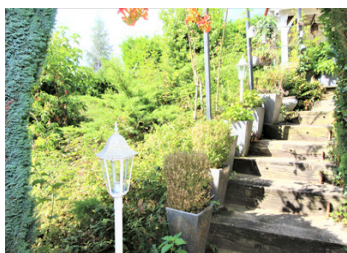


Attractive four-bedroom family house on basement. Swimming pool. Large garden. Quiet location. Good view.

EXCLUSIVE



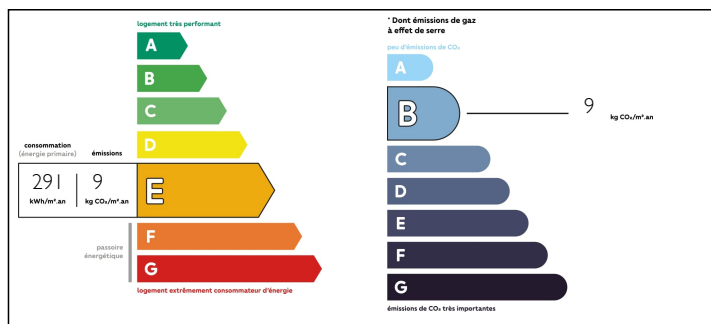
INFORMATION

Town:	Boulazac Isle Manoire
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	99 m2
Plot Size:	5474 m2

IN BRIEF

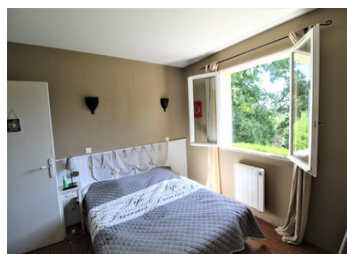
Attractive family home with basement in a quiet location not overlooked. Ideally located for lovers of tranquillity and nature. House with 196 m² basement, 99 m² of which is habitable. Basement: 1 entrance, 1 large garage, 1 utility room, 1 cellar, a shower room with WC. First floor: 3 bedrooms, 1 bathroom, 1 entrance hall, 1 WC, 1 kitchen opening onto a living room. 1 fully enclosed plot planted with trees. The fully-equipped kitchen opens onto the dining room with direct access to the terrace. Living room with fireplace opening onto a balcony.

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

Idéalement placée sur la commune de Saint Laurent sur Manoire. ,
Cette maison se trouve à 10 mn de Boulazac, 20 minutes de Périgueux, 5 mn de la gare et 6 mn de l'autoroute.

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

LOCAL TAXES

Taxe foncière: 1280 EUR

NOTES