

Three-bedroom house on a basement garage and its large garden. In the commune of Atur, close to Périgueux.

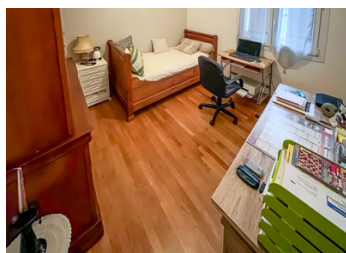
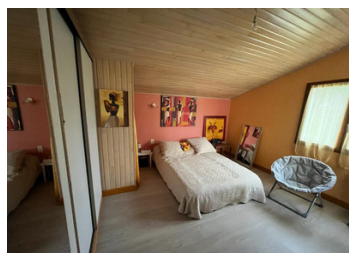


INFORMATION

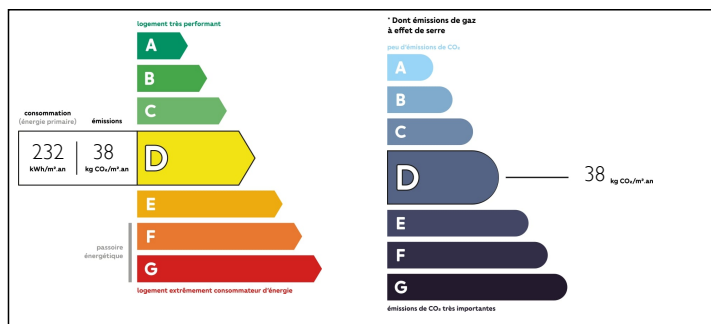
Town:	Boulazac Isle Manoire
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	92 m2
Plot Size:	2497 m2

IN BRIEF

7-room house comprising 1 large living room with a dining room with fireplace, 1 renovated shower room, 3 bedrooms, 1 separate WC and a bright fitted kitchen. Large basement, cellar and workshop. Land of 2497 m² with trees and fenced.



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.



LOCAL TAXES

Taxe foncière: 774 EUR

NOTES

DESCRIPTION

Near the village of Atur, this charming stone house, in excellent condition, is nestled in a beautiful closed park of 2497m². With 92 m² of living space on one level, it consists of:

An entrance with wardrobe, welcoming and practical.

A living room/ stay of 30m² decorated with a fireplace with insert, offering a warm and friendly space.

An independent kitchen equipped and furnished, ideal for preparing delicious meals.

A large room of 16m² with wardrobe, offering comfort and space.

Two other rooms, offering possibilities of development according to the needs.

A bathroom and a toilet, offering practicality and comfort.

The joinery is double glazed PVC and the entrance door is aluminum, thus ensuring effective insulation and enhanced security. Heating is provided by an oil boiler, a condensing boiler of only 3 years, thus offering optimal thermal comfort and controlled energy consumption.

The house also has a total basement of 90m², offering additional storage space or the possibility of various amenities.

Outside, a beautiful 42sqm wooden terrace on the back of the house offers an ideal space to relax outdoors. A tiled and covered terrace at the front of the house completes the whole, thus offering opportunities to enjoy the outdoors whatever the weather.

This house offers a pleasant and comfortable living environment, with a beautiful balance between traditional charm and modernity, in a quiet and green environment.

Information about risks to which this property is exposed is available on the Géorisques website :