

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

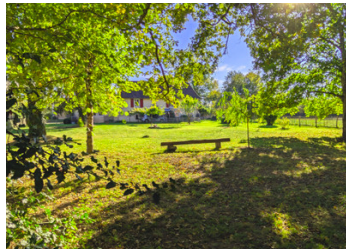
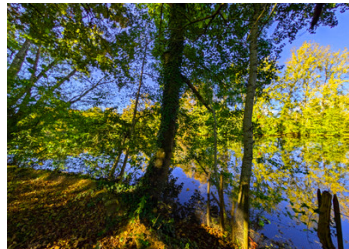
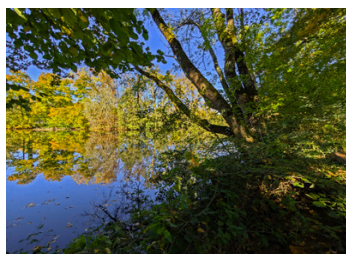


## INFORMATION

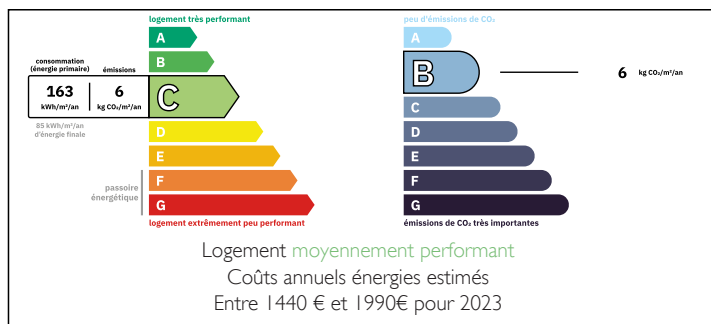
|             |                       |
|-------------|-----------------------|
| Town:       | Boulazac Isle Manoire |
| Department: | Dordogne              |
| Bed:        | 4                     |
| Bath:       | 3                     |
| Floor:      | 168 m2                |
| Plot Size:  | 1820 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 tranquility 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.



## DESCRIPTION

Main house (Older 17th/18th century)

Ground floor cellars 25m<sup>2</sup> and 20 m<sup>2</sup>

Up stone exterior steps to 1st floor

Kitchen with vast stone fireplace (unused) 17 m<sup>2</sup>

Sitting room stone fireplace and wood burner and ancient Périgordine flooring 27 m<sup>2</sup>

1st bedroom 10 m<sup>2</sup>

Washroom with shower, washbasin and w/c 5 m<sup>2</sup>

Guest house (adjoining old house as a large wing, once an 18th century barn)

Large sitting room/kitchen/dining room 45 m<sup>2</sup>

Utility room 3,5 m<sup>2</sup>

Washroom with shower, washbasin and w/c 3 m<sup>2</sup>

2nd bedroom 11,5 m<sup>2</sup>

3rd bedroom 11,5 m<sup>2</sup>

1st Floor

Large landing and sitting area 16 m<sup>2</sup>

Bathroom with bath, washbasin and w/c 7 m<sup>2</sup>

4th bedroom 15,5 m<sup>2</sup>

Outside

1820 m<sup>2</sup> 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

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

## NOTES