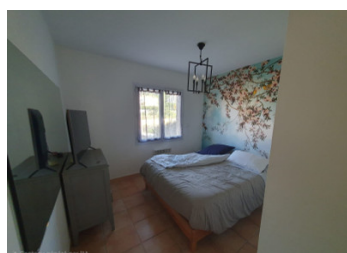
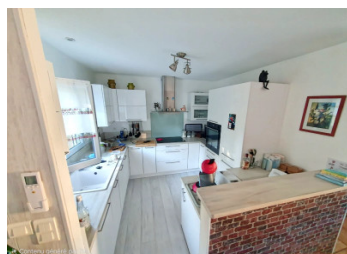


Single-storey house on a converted basement (potential studio) with garden, close to amenities



## INFORMATION

|             |                       |
|-------------|-----------------------|
| Town:       | Boulazac Isle Manoire |
| Department: | Dordogne              |
| Bed:        | 3                     |
| Bath:       | 2                     |
| Floor:      | 134 m2                |
| Plot Size:  | 1312 m2               |



## IN BRIEF

Quiet house in a sought-after area very close to amenities.

Single-storey house with converted basement (potential for a studio) and enclosed garden.

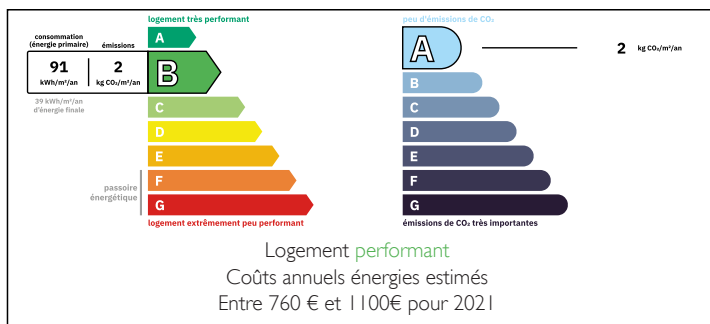
It comprises, on the ground floor, an entrance hall with living/dining room and fully equipped kitchen, with double access to the terrace,  
3 bedrooms,  
1 bathroom  
1 separate toilet

Converted basement:

1 bedroom,  
1 living room,  
1 shower room with toilet.

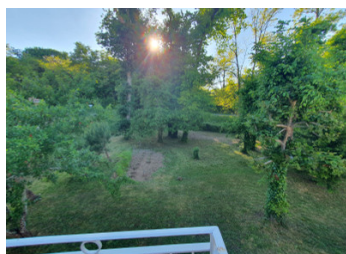
Garage with electric door.

## 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

Quiet house in a sought-after area very close to amenities.

Single-storey house with converted basement (potential for a studio) and enclosed garden.

It comprises, on the ground floor, an entrance hall with living/dining room and fully equipped kitchen, with double access to the terrace,

3 bedrooms,

1 bathroom

1 separate toilet

Converted basement:

1 bedroom,

1 living room,

1 shower room with toilet.

Garage with electric door.

Fenced, wooded grounds with electric gate.

Air-to-air heat pump heating, double glazing, water softener.

-----

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

## LOCAL TAXES

Taxe foncière: 1500 EUR

## NOTES