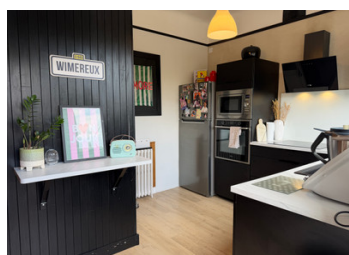
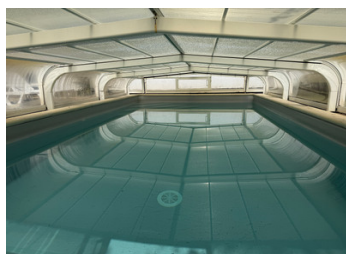
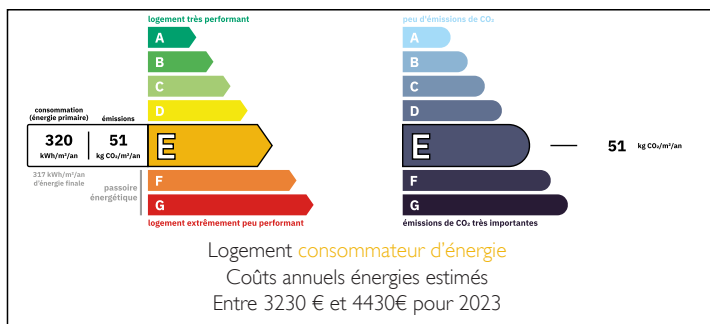


Maison d'architecture Italienne avec 3. ch, Studio, Piscine, Jardin. Proche de toutes commerce, Cité Bel-Air



ENERGY - DPE



INFORMATION

Town:	Boulazac Isle Manoire
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	142 m2
Plot Size:	404 m2

IN BRIEF

A distinctive home in a popular residential area, offering spacious accommodation and excellent convenience. The property comprises three bedrooms, two shower rooms plus a self-contained basement studio, ideal for guests or student rental accommodation.

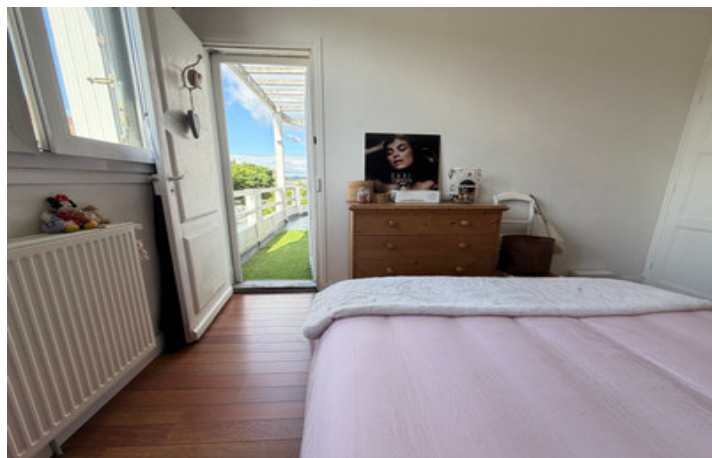
Benefits include mains gas central heating, mains drainage, and double glazing throughout. Two bedrooms share a balcony with attractive views towards Périgueux in the distance. The bright living room features beautiful wood flooring, a fireplace with wood-burner, and access to a balcony. The kitchen is fully equipped and benefits from access to the rear aspect.

Outside, the mature garden provides a pleasant setting, while the swimming pool is equipped with a sliding dome cover to help extend the swimming season.

Ideally located close to shops, services, and public transport, with a bus stop just outside, the property

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: 2300 EUR

NOTES

DESCRIPTION

HOUSE

Ground Floor:

ENTRANCE HALLWAY - 7.59m² staircase to 1st floor and stairs to basement, tiled floor.

SEPARATE WC - 1.37m² (0.76m x 1.81m)

LIVING ROOM / DINING ROOM - 35.84m² (8m x 4.48m) fireplace with wood burner, double doors to balcony, dual aspect, wood flooring.

KITCHEN - 6.44m² (3.45m x 2.99) range of modern units, fitted oven and hob, pantry style wood cupboards, window and door to rear seating terrace with steps to garden.

First Floor:

LANDING - 4.38m² two store cupboards, window to front aspect

BATHROOM - 4.58m² (1.85m x 2.48m) shower cubicle, hand basin, window to front aspect.

BEDROOM 1 - 12.8m² (4m x 3.2m) wood flooring, double doors to balcony terrace (communicating with Bedroom 2).

BEDROOM 2 - 11.14m² (3.79m x 2.94m) wood flooring, fitted wardrobe, door to balcony terrace (communicating with Bedroom 1).

BEDROOM 3 - 9.6m² (2.85m x 3.37m) wood flooring, fitted wardrobes, rear aspect.

- EN-SUITE 2.04m² (1.2m x 1.7m) shower cubicle, hand basin.

SEPARATE WC - 1m² (0.78m x 1.27m)

BASEMENT - 15.68m² (3.98m x 3.94m) storage area, gas central heating boiler, water softener.

CELLAR - 6.18m²

UTILITY ROOM - 16m² (4.32m x 3.71m)

STUDIO APARTMENT 26m² (was garage)

Entrance from side aspect with kitchen, bedroom and shower area with WC.

Windows to rear garden and pool view.

Ideal rental for a student or for visiting family and friends.

SWIMMING POOL - 8m x 5m with moveable