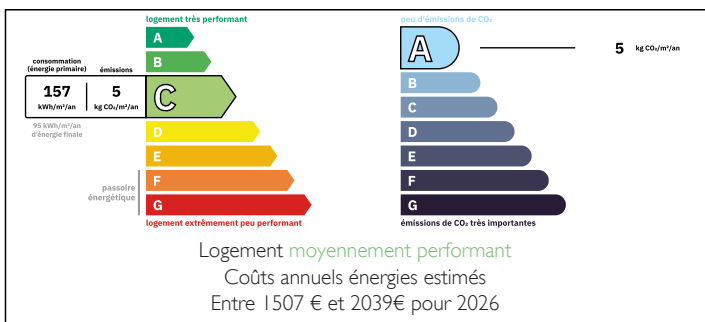


4-bedroom house near downtown, with a garden, garage, and panoramic view



ENERGY - DPE



INFORMATION

Town:	Boulazac Isle Manoire
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	113 m2
Plot Size:	493 m2

IN BRIEF

Don't miss out! Renovated house with panoramic views between Périgueux and Boulazac

Ideally located on the hills between Périgueux and Boulazac, this house—completely renovated in 2018—will charm you with its spacious rooms, abundant natural light, and exceptional views of Périgueux.

You'll discover a beautiful living area with a spacious living room and a modern open-concept kitchen, featuring a built-in wood-burning fireplace—perfect for creating a warm and cozy atmosphere.

It also includes:

4 bedrooms,
2 bathrooms,
a garage,
a garden with a magnificent panoramic view.

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.

a tour!

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.

Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Contact us now to schedule a tour. schedule@leggett.fr



LOCAL TAXES

Taxe foncière: 1848 EUR

NOTES

DESCRIPTION

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It also includes:

4 bedrooms,
2 bathrooms,
a garage,
a garden with a magnificent panoramic view.

A real asset: the house can be used as a primary residence or easily divided into two separate units, offering excellent rental potential or an investment opportunity.

Prime location, recently renovated, no major repairs needed: a rare opportunity—don't wait to schedule a tour!

Contact us now to schedule a tour.

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