LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48715OD24

Price: 288 000 EUR

agency fees to be paid by the seller

Périgord-style house close to amenities, with building plot, garden and garage







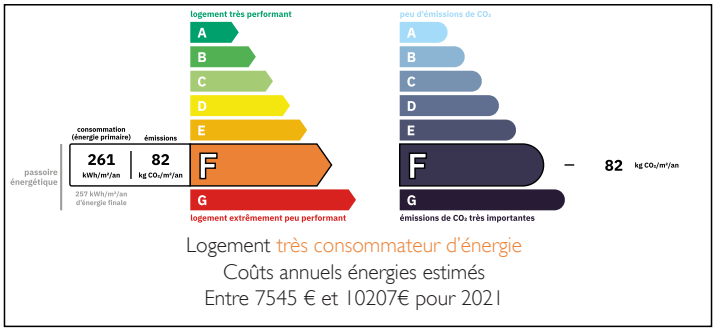








ENERGY - DPE



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INFORMATION

Town:	Boulazac Isle Manoire
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	228 m2
Plot Size:	3000 m2

IN BRIEF

A characterful Périgord-style house, offering spacious rooms and great potential for renovation, situated in a quiet and sought-after residential neighbourhood, within easy reach of local amenities.

On the ground floor: entrance hall, separate kitchen, large, light-filled living room with an open fireplace and parquet flooring, 3 bedrooms with fitted wardrobes, 3 bathrooms with showers and a separate toilet.

Upstairs: a large landing suitable for a study or relaxation area, 2 large bedrooms and a shower room with separate toilet.

Outside, you'll enjoy a lovely flat, tree-lined and fenced plot with a terrace. A garage and basement complete the property.

Key features: the option to purchase additional

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.

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 Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière:	**2100 EUR**

NOTES

DESCRIPTION

Characterful house – Périgord style – Spacious rooms and great potential
In the heart of a particularly quiet and sought-after residential neighbourhood, within easy reach of local amenities, discover this characterful family home in the Périgord style, offering spacious rooms and superb potential following renovation.

Set on a lovely flat, tree-lined and fully fenced plot, this property will appeal to lovers of authentic homes wishing to create a living space that reflects their own style.

On the ground floor:

An entrance hall leading to a separate, enclosed kitchen.
A spacious, light-filled living room featuring an open fireplace and beautiful parquet flooring.
Three bedrooms with fitted wardrobes.
Three bathrooms with showers.
A separate toilet.
First floor:

A large landing offering a range of possibilities: an office space, a relaxation area or an additional bedroom.
Two large bedrooms.
A shower room with a toilet.
Outdoor areas and outbuildings:

A pleasant, flat garden with trees and fully fenced.
A terrace to enjoy sunny days.
A garage.
A basement offering additional storage space.
The highlights of this property:

A quiet and sought-after residential area.
Within easy reach of shops and amenities.
Spacious rooms and ideal for a family, with five bedrooms.
Option to purchase an additional plot of building land.