

## 5-bedroom country house with a swimming pool in a quiet location



## INFORMATION

Town:	Boulazac Isle Manoire
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	182 m2
Plot Size:	4000 m2



## IN BRIEF

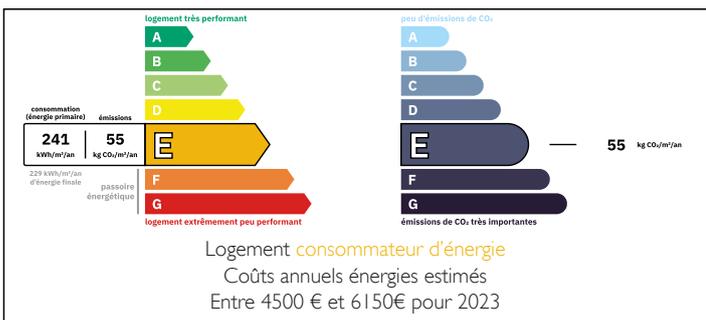
The property comprises:

- A two-storey house featuring:
- Ground floor: 1 living/dining room, 1 fitted kitchen, 1 pantry, 1 entrance hall, 2 bedrooms, 1 bathroom with WC, 1 cellar, 1 conservatory and a covered terrace.
- First floor: 1 mezzanine, 1 landing, 1 shower room, 1 WC and 3 bedrooms
- Swimming pool
- Open garage with 1 boiler room/workshop

The property's highlights:

- Quiet location with no overlooking neighbours
- Old-world charm
- Secure 6 x 12 m swimming pool (chlorine-treated liner)
- Large semi-covered terrace overlooking the swimming pool
- Heated conservatory
- Flat plot of approximately 4,500 m<sup>2</sup>, fully fenced

## 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

Country house with a swimming pool in a quiet location:

- 4 minutes from Niversac station
- 5 minutes from junction 16 of the Brive–Bordeaux motorway
- 16 minutes from Périgueux
- 45 minutes from Sarlat
- 1 hour 30 minutes from Bordeaux and 13 minutes from the large Hyper U and Leclerc shopping centres

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES