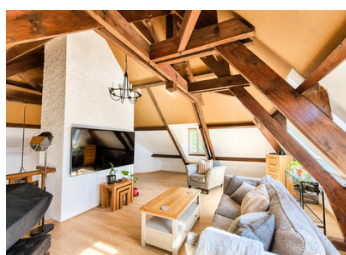


A stunning property in the hills above Périgueux



INFORMATION

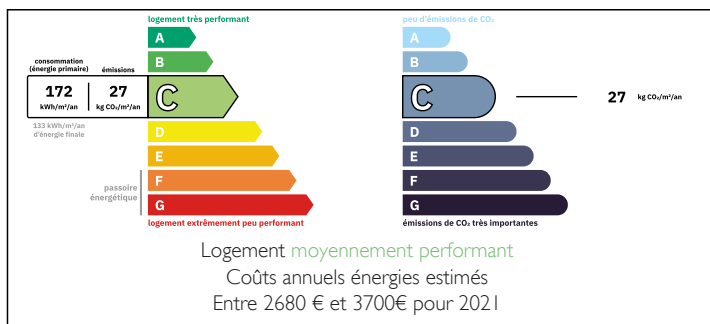
Town:	Périgueux
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	175 m2
Plot Size:	4024 m2

IN BRIEF

□ An exceptional property on the outskirts of Périgueux! □

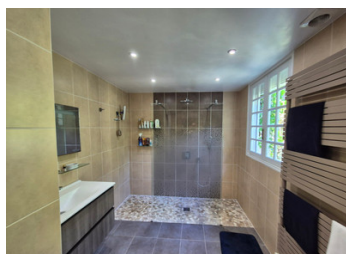
Discover this superb 175 m² villa nestled in the hills of Boulazac Isle Manoire, in a peaceful and idyllic setting. Enjoy breathtaking panoramic views of the Périgord countryside from a magnificent wooded garden spanning over 4,000 m². The bright living spaces, enhanced by an elegant cathedral ceiling, offer comfort and a welcoming atmosphere. The house features 3 bedrooms, 2 bathrooms, a spacious mezzanine and a fully fitted kitchen. Outside, a brand-new heated swimming pool invites you to relax in complete privacy. A large garage completes the features of this rare property. Just a few minutes from Périgueux town centre, this residence combines prestige, serenity and quality of life. A unique opportunity not to be missed!

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.



LOCAL TAXES

Taxe foncière: 1793 EUR

NOTES

DESCRIPTION

Exceptional Property with Heated Swimming Pool and Panoramic Views on the Outskirts of Périgueux

Overlooking the sought-after hills of the Périgord region, this remarkable character property offers a rare living environment where elegance, serenity and exceptional views come together in perfect harmony.

Just a few minutes from Périgueux town centre, this property, offering approximately 175 m² of living space, is set within a magnificent landscaped park of over 4,000 m², ensuring complete privacy and tranquillity.

Upon arrival, the house's refined architecture captivates with its timeless charm and elegant lines. The living spaces, bathed in natural light, open generously onto the outdoors and enjoy commanding views of the surrounding countryside. Outside, the amenities continue with a superb new heated swimming pool, perfectly integrated into its surroundings and inviting you to relax all year round. A true private holiday retreat, it enhances this exceptional setting and reinforces the property's exclusive character.

The house features three comfortable bedrooms and two bathrooms, a very large mezzanine, a spacious living room with a cathedral ceiling, a fully equipped kitchen, and a very large garage, offering the perfect balance between family comfort and prestigious entertaining.

Those who love peace and quiet, space and nature will particularly appreciate the privileged setting of this secluded property, whilst benefiting from the immediate proximity to the shops, amenities and infrastructure of Périgueux.

Key features

- Elevated position with exceptional panoramic