

Authentic Renovated Perigord Stone Barn with Swimming Pool. On the Outskirts of Périgueux.

EXCLUSIVE

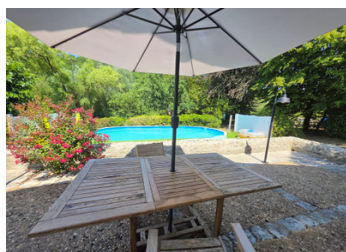


INFORMATION

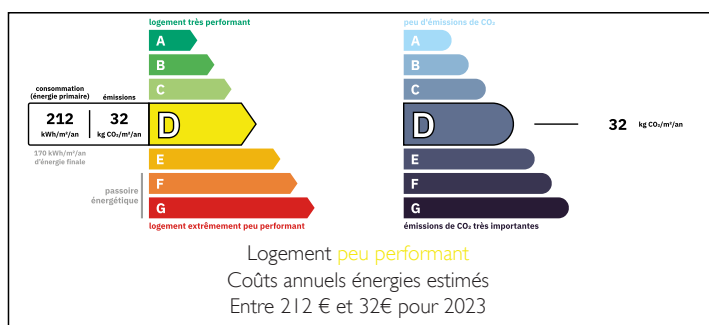
Town:	Boulazac Isle Manoire
Department:	Dordogne
Bed:	7
Bath:	3
Floor:	230 m2
Plot Size:	2080 m2

IN BRIEF

Located on the outskirts of Périgueux, close to all amenities, this beautifully renovated 19th-century Perigord stone barn perfectly combines the charm of period features with modern comfort. Offering over 230 m² of living space on approximately 2,000 m² of enclosed and landscaped grounds, the property features a spacious open-plan living area with a fully fitted kitchen, a welcoming sitting room with a fireplace, and a generous ground-floor master suite. Upstairs, a mezzanine leads to three bedrooms and a shower room. Outside, you will enjoy a fully renovated swimming pool, a summer kitchen, an independent 28 m² studio, a carport, and a woodshed. Recent renovations, including the electrics, heating system, roof, mains drainage, plumbing, and kitchen, ensure the property is ready to move into immediately. A character-filled home, ideal as a primary residence, a family home, or a hospitality...



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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: 1355 EUR

NOTES

DESCRIPTION

Located on the outskirts of Périgueux, in a sought-after area offering quick access to all amenities, this former 19th-century Perigord stone barn has undergone a complete and meticulous renovation. It now combines the authentic charm of exposed stone walls, original beams, and a period fireplace with the comfort of modern features.

Set on approximately 2,000 m² of fully enclosed, landscaped, and beautifully maintained grounds, this property offers over 230 m² of living space and provides a warm, functional, and welcoming lifestyle.

From the moment you enter, you will be captivated by the bright 35 m² living room, enhanced by a stunning fireplace that creates a warm and inviting atmosphere. Extending from this space is the fully fitted and equipped 43 m² kitchen with dining area, the true heart of the home, opening directly onto the terrace and swimming pool. This generous space is perfect for entertaining family and friends. An adjoining utility room completes this area.

The ground floor features a spacious 33 m² master suite with a dressing room and private shower room, allowing for comfortable single-level living. A 15 m² office, which could also be used as an additional bedroom, together with several storage areas, completes this level. The house also benefits from three WCs distributed across the different floors.

Upstairs, a 26 m² mezzanine provides an excellent space for a lounge or home office. It leads to three bedrooms of approximately 14 m² each, a fourth bedroom of 24 m², a 10 m² shower room,...