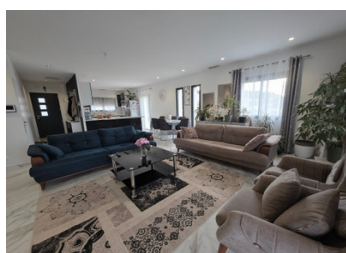


Elegant Contemporary Home with Pool, Guest Apartment & Panoramic Views over Périgueux



INFORMATION

Town:	Boulazac Isle Manoire
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	173 m ²
Plot Size:	830 m ²



IN BRIEF

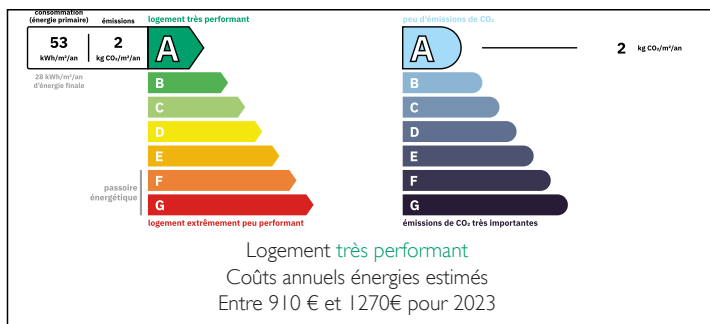
Built in 2022, this superb contemporary home offers approximately 173 m² of living space, complemented by attractive outdoor areas and a large garage of over 107 m².

Set in a quiet cul-de-sac on the heights of Boulazac, the property enjoys remarkable elevated views over Périgueux while remaining just minutes from the town centre and local amenities.

The main house features 4 bedrooms, including a master suite, as well as an office, 3 shower rooms, 3 WCs and 2 kitchens. A particularly valuable feature is the independent 1-bedroom apartment on the garden level, ideal for accommodating guests or relatives, running a professional activity or generating rental income.

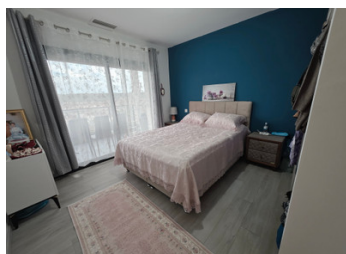
Outside, the property benefits from an 8 x 4 m saltwater swimming pool with liner, a pool house

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: 1853 EUR

NOTES

DESCRIPTION

This modern 2022-built home with swimming pool and independent apartment is arranged as follows:

Set on an enclosed plot with a remotely operated sliding gate.

Ground Floor / Main Living Level

The entrance provides direct access to the various living areas and bedrooms.

Entrance: 4.36 m²

A practical entrance providing easy access to both the living and sleeping areas.

Living / Dining Room: 43.26 m²

A spacious and light-filled living area, offering ample room for both a comfortable lounge and a large dining area.

Large openings provide easy access to the outside and make the most of the property's elevated position and views.

Kitchen: 10.25 m²

A bright, open-plan and practical kitchen, perfectly suited to everyday living.

Utility Room: 3.99 m²

A useful storage and utility area conveniently located next to the kitchen.

Office: 8.28 m²

A separate room ideal for working from home, a professional office or potentially an occasional bedroom.

Master Suite: 15.49 m²

A generous principal bedroom with a layout designed to create a comfortable and private suite.

En-suite Shower Room: 4.93 m²

Private shower room with twin washbasins and a walk-in shower area.