

A renovated single-storey house requiring no further work, with 3 bedrooms and a lovely garden.



## INFORMATION

|             |                       |
|-------------|-----------------------|
| Town:       | Boulazac Isle Manoire |
| Department: | Dordogne              |
| Bed:        | 3                     |
| Bath:       | 1                     |
| Floor:      | 82 m2                 |
| Plot Size:  | 1500 m2               |



## IN BRIEF

A beautiful, renovated single-storey house offering plenty of natural light, comfort and a superb 360° unobstructed view, in a residential area close to local amenities.



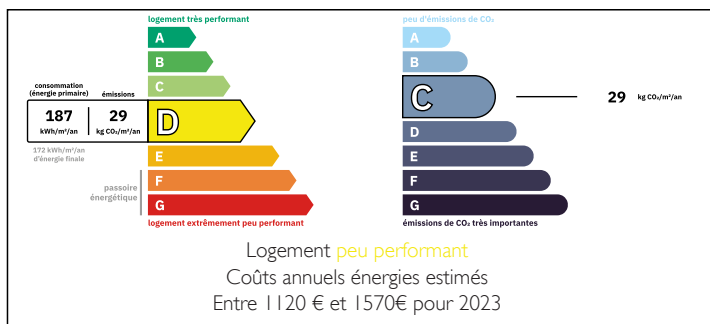
As you enter, an elegant built-in oak cupboard adds charm and practicality. The house then opens onto a pleasant, light-filled living area comprising a combined living and dining room with a wood-pellet stove and an open-plan kitchen, ideal for enjoying time together.



The sleeping area comprises three bedrooms, a bathroom with a shower and a separate toilet.

Outside, enjoy a lovely, tree-lined garden and a terrace with unobstructed 360° views, perfect for making the most of sunny days.

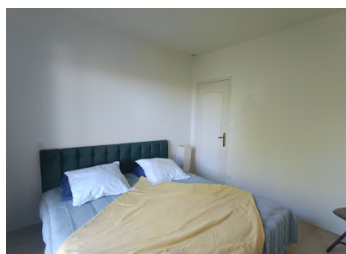
## ENERGY - DPE



A garage and a basement complete the property.

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

Discover this lovely, renovated single-storey house, offering bright and practical spaces as well as a charming outdoor area with unobstructed 360° views, in a residential area close to local amenities.

As soon as you step inside, you'll appreciate the built-in oak cupboard, which adds both charm and practicality. The house then opens onto a beautiful, light-filled living area combining the lounge and dining room, with a cosy open-plan kitchen. A wood-pellet stove completes this cosy space.

The sleeping area comprises three bedrooms, a bathroom with a shower and a separate toilet.

Outside, you'll enjoy a lovely, tree-lined garden and a terrace that's perfect for taking full advantage of the unobstructed 360° views and the surrounding countryside.

A garage and a basement complete the property, offering plenty of additional storage space.

In terms of comfort, the house benefits from mains gas heating, double glazing, an alarm system and fibre-optic broadband.

A renovated, light and pleasant home, ideal for those seeking comfort, space and a beautiful connection to the outdoors.

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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 foncière: 1150 EUR

## NOTES